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offers in the region of £275,000

Berry Park Lea, Mansfield,

Welcome to BuckleyBrown, where every home  
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"This well-positioned two-bedroom bungalow provides excellent potential for modernisation, complemented by a good garden, private driveway and garage."

Luke, Valuer



## READY TO DOWNSIZE?

*This two-bedroom bungalow is situated in Mansfield and offers a practical layout with the added benefit of good external space.*

The property includes a private driveway, garage and pleasant garden, providing useful parking, storage and outdoor space. While the property would benefit from updating to bring it in line with modern expectations, it presents a good opportunity for renovation and improvement. Not to mention the property enjoys wonderful privacy and is not overlooked.



## THE FINER DETAILS

***This two-bedroom bungalow is situated in Mansfield and offers comfortable single-storey accommodation within a well-established residential setting.***

The property provides a practical layout and presents an excellent opportunity for modernisation and improvement.

On entering the property, there is a useful entrance porch leading into the hallway, providing access to the main accommodation. The lounge offers a comfortable living space, while the kitchen provides a functional area with scope for updating and modernisation.

The property benefits from two bedrooms, offering flexible accommodation for a range of purchasers, together with a shower room. The bedrooms provide comfortable sleeping accommodation, while the shower room is conveniently positioned within the property.

Externally, the property benefits from a driveway and garage to the front, providing useful off-road parking and storage. To the rear is a lovely garden, featuring a combination of shrubs, mature plants and areas of lawn, creating a pleasant and established outdoor space.

VENDOR NOTE - There is a neighbourhood agreement in place with this property over the near by flats, please contact the agent for more information.





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## LIFE IN MANSFIELD

***Mansfield is a well-established market town in Nottinghamshire, offering a wide range of amenities and a convenient setting for both families and professionals.***

Mansfield is a well-established market town in Nottinghamshire, offering a wide range of amenities and a convenient setting for both families and professionals. The town centre provides a variety of shops, cafés, restaurants and everyday services, with larger retail and leisure facilities also available nearby.

For those who enjoy the outdoors, Mansfield benefits from its close proximity to some of Nottinghamshire's attractive countryside. There are a number of parks, open spaces and walking routes within the surrounding area, providing opportunities to enjoy the outdoors while remaining close to the amenities of the town.

The area offers a good choice of schools and local facilities, making Mansfield a popular location for a variety of buyers. The town also provides a range of recreational facilities, including leisure centres, sporting opportunities and places to socialise.



## Ground Floor

Approx. 83.2 sq. metres (895.8 sq. feet)



## Key Features

Two-bedroom detached bungalow

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Well-established residential location in Mansfield

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Entrance porch and welcoming hallway

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Fitted kitchen with scope for modernisation

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Two well-proportioned bedrooms

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Private driveway providing off-road parking

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Mature shrubs and established planting

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EPC Rating D

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Council tax band C

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

Let's Chat.

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