



Offers Over £140,000 Freehold

17 TATTERSHALL WALK | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9PH

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Nestled in the sought-after area of Tattershall Walk, Mansfield Woodhouse, this charming semi-detached home combines comfort, practicality, and a welcoming atmosphere. Located in a friendly neighbourhood with easy access to local amenities, schools, and parks, it offers an ideal setting for families and professionals alike. Currently tenant in situ offering a wonderful investment opportunity to add to your portfolio. Let's take a further look inside...

Step inside to a spacious porch offering ample space for your coats and shoes. Leading through to a bright and inviting reception room which offers a wonderful space to relax, entertain, or spend quality time with family. The practical layout ensures a smooth flow into the well-equipped kitchen/dining room — a functional heart of the home for cooking and daily life.

Upstairs, three generously sized bedrooms provide tranquil retreats, filled with natural light and offering flexibility for your needs. The family bathroom on this floor is thoughtfully appointed with all essential amenities for everyday convenience.

Outside, the property features a manageable garden, ideal for enjoying the outdoors, hosting summer gatherings, or simply relaxing in privacy. The low-maintenance space allows you to make the most of your home without the hassle of extensive upkeep.

This semi-detached home on Tattershall Walk presents a fantastic opportunity to secure a comfortable, versatile, and inviting property in a highly desirable location — perfect for anyone looking to enjoy a balanced and convenient lifestyle.

Call now to book a viewing!





Porch
Ample storage space and leading access into;

Living Room 9'6" x 17'10"
Laminate flooring, central heating radiator and a window to the rear elevation.

Kitchen 9'2" x 17'10"
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the front elevation.

WC
Fitted with a low flush wc, hand wash basin and a window to the front.

Landing
With fitted storage cupboards and leading access into;

Bedroom One 12'7" x 10'6"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 9'4" x 12'1"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 8'7" x 7'0"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'2" x 5'6"
Three piece suite including a hand wash basin, low flush wc and a bath with an overhead shower. Window to the rear elevation.

Outside

The front of the property provides you with off road parking. The rear garden hosts a well kept lawn, patio and decked seating areas along with fence surround.



Ground Floor
55sq.m/594.03sq.ft
Approx



First Floor
42sq.m/448.67sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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