



Price Guide £150,000 Freehold

14 CHADBURN ROAD | | MANSFIELD | NG18 2EE

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £150,000-£155,000

MAKE IT YOUR OWN. Situated on Chadburn Road in the charming town of Mansfield, this semi-detached house, presents a wonderful opportunity for those looking to create their dream home. With three bedrooms and a single reception room, this property is a blank canvas, ready for your personal touch. The absence of carpets and the need for some refurbishment allows you to design the space to your liking, making it an ideal project for first-time buyers or those seeking to invest in a property with potential.

As you step inside, you will find a spacious reception room that offers a welcoming atmosphere, perfect for family gatherings or entertaining guests. The layout provides ample room for creativity, allowing you to envision a modern living space that suits your lifestyle. The kitchen, while in need of some updating, offers a practical area for meal preparation and can be transformed into a delightful culinary haven.

Venturing to the first floor, you will discover three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are filled with natural light, creating a warm and inviting environment. The bathroom, though requiring some attention, presents an opportunity to design a contemporary space that meets your needs.

Outside, the property boasts a modest garden area, providing a perfect spot for outdoor activities or simply enjoying the fresh air. With some landscaping and personal touches, this outdoor space can become a lovely extension of your home. Overall, this semi-detached house on Chadburn Road is a fantastic opportunity for those looking to invest in a property with great potential in a desirable location.





Hall
Hallway leading to the;

Living Room 13'9" x 14'5"
Spacious living room with central heating and window to the rear elevation.

Kitchen 13'9" x 7'0"
Matching cabinets with ample worktop space, space for integrated appliances, and an inset sink, along with a radiator and a window to the rear elevation.

Cupboard
Understairs cupboard with ample space for storage.

Landing
Landing leading to;

Bedroom One 9'8" x 12'0"
Spacious bedroom with central heating radiator and window to the front elevation.

Bedroom Two 11'1" x 9'8"
Spacious bedroom with central heating radiator and window to the rear elevation.

Bedroom Three 7'0" x 8'10"
Third bedroom with central heating radiator and window to the front elevation. Ideal as an office or nursery.

Bathroom 5'4" x 7'8"
Three piece suite with bath, low flush WC and hand wash basin.

Outside
Lawn area to the front with on-street parking is available. To the rear, there is a

spacious garden featuring a mix of lawn and artificial grass, complemented by a patio area.





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 is 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. Specially 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		71	77
(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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