



Guide Price £200,000 Freehold

71 ANDOVER ROAD | | MANSFIELD | NG19 6TZ

BuckleyBrown
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*** GUIDE PRICE £200,000 - £210,000 ***

EXCELLENT HOME FOR FIRST TIME BUYERS. Located on Andover Road in Mansfield, this delightful semi-detached house is an ideal choice for first-time buyers seeking a move-in ready home. The property boasts a welcoming atmosphere and is conveniently located near local amenities, schools, and transport links, making it a perfect setting for families and professionals alike. Let's take a look inside...

Upon entering the ground floor, you will find an expansive open plan reception room that offers a warm and inviting space for relaxation and entertaining. Complemented by a bay window and sliding doors bringing the natural daylight in. The well-appointed kitchen is designed for practicality and style, providing ample storage and workspace for culinary enthusiasts. The layout flows seamlessly, creating a harmonious environment for everyday living.

Venturing upstairs, the property features three generously sized bedrooms, each offering a comfortable retreat for rest and relaxation. The modern family bathroom is conveniently located, ensuring ease of access for all family members.

Outside, the property benefits from a lovely low maintenance garden area, perfect for enjoying the fresh air or hosting summer gatherings. With off-street parking available via a paved driveway and garage, this semi-detached house truly offers a perfect blend of comfort, making it an excellent choice for those looking to establish their first home.

Ready to make a move?





Hall

With access into;

Living/Dining Room 10'11" x 23'10"

Spacious reception room with carpeted flooring, central heating radiator, bay window to the front elevation and sliding doors to the rear garden.

Kitchen 7'4" x 10'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, space for integrated appliances and decorative splashback tiles. Fitted with a window to the rear and an external door to the side elevation.

Landing

Window to the side and leading access into;

Bedroom One 8'7" x 11'2"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

Bedroom Two 8'7" x 10'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'6" x 7'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'6" x 7'3"

Modern three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window fitted to the side elevation.

Garage 8'4" x 17'4"

Accessible from the front elevation with an external door fitted to the rear elevation.

Outside

Paved private driveway to the front elevation alongside a detached garage for additional parking. The rear garden boasts a patio seating area, artificial lawn and fence surround.



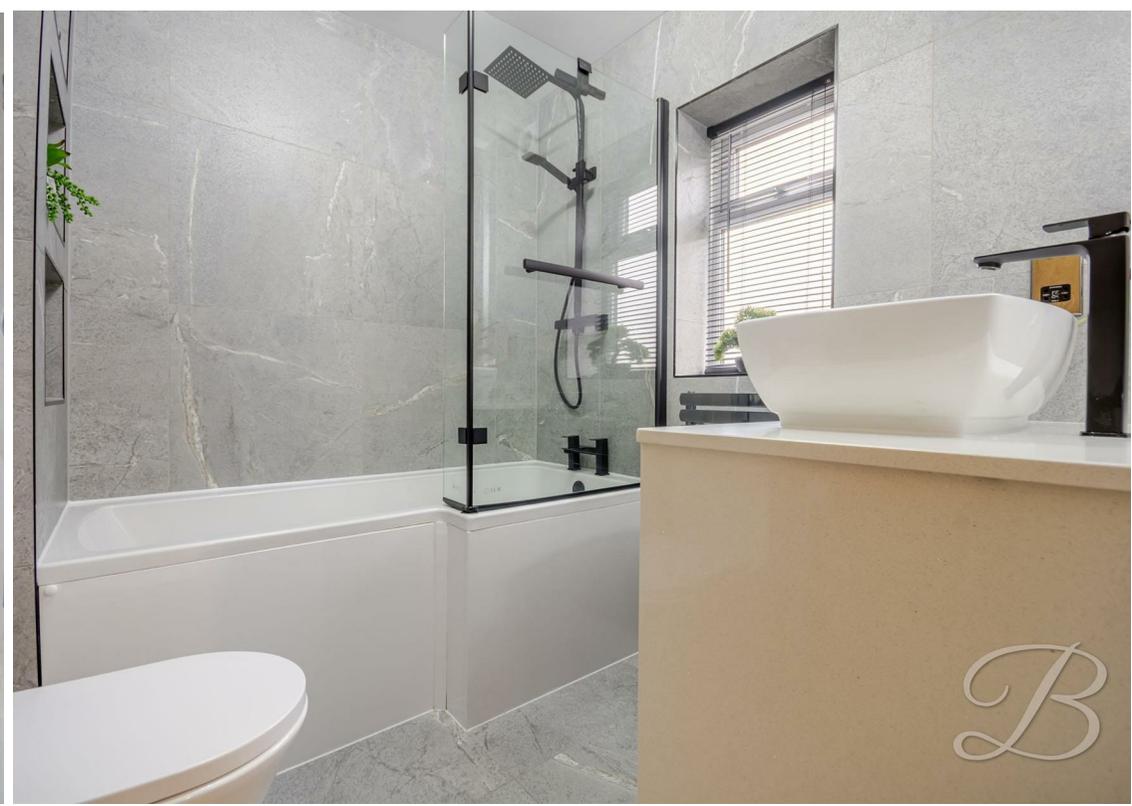
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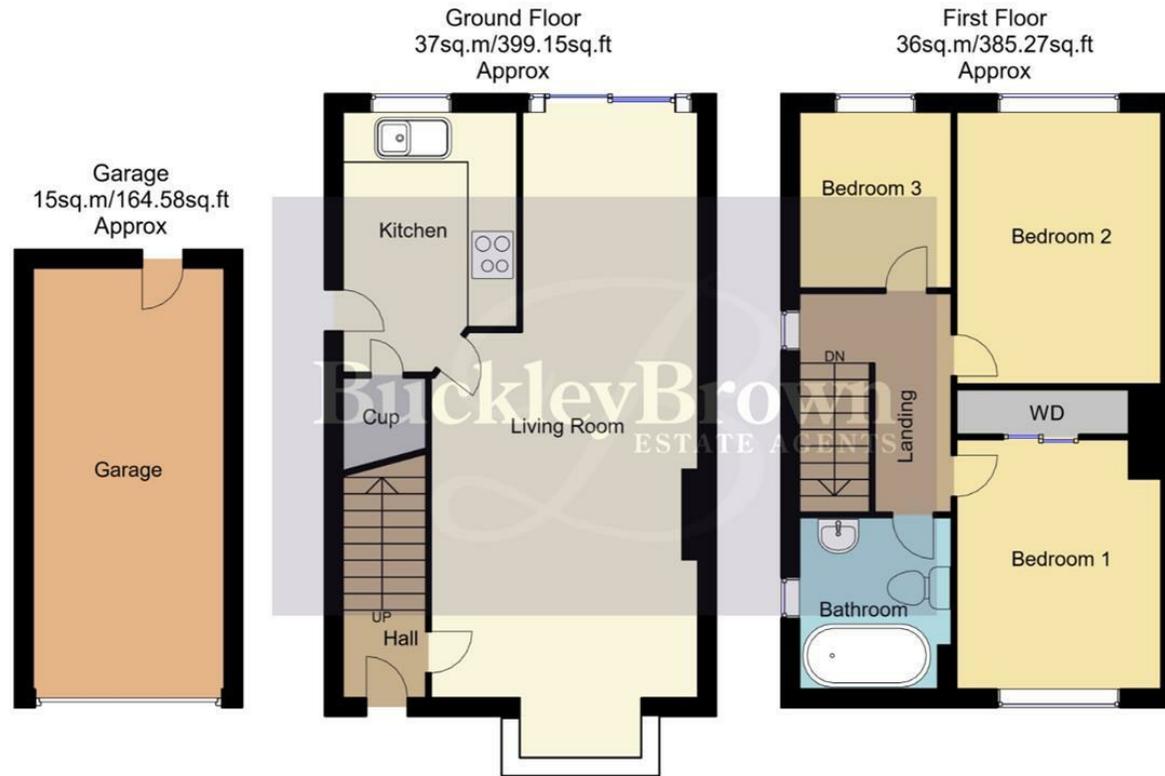
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls 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		74	81
(55-68) D			
(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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