



£275,000 Freehold

38 ELLESMERE ROAD | FOREST TOWN | MANSFIELD | NG19 0EQ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!

Nestled in the heart of the sought-after Forest Town area, this detached two-bedroom bungalow offers privacy, space, and the perfect opportunity to create your ideal home. Set on a generous plot, the property is empty and ready for immediate occupancy, inviting buyers to add their personal touch.

Upon entering, you are welcomed by a spacious entrance hallway leading through to a light-filled open-plan living and dining area, complete with a charming bay window and patio doors that open out onto the private rear garden. The traditional-style kitchen is fully equipped and thoughtfully laid out, providing both functionality and character.

The bungalow features two well-proportioned bedrooms, a family bathroom, and a separate WC for added convenience.

Externally, the home boasts a well-maintained front lawn enclosed by a secure brick surround, with private driveways to both sides of the property offering ample parking. A single garage is located to the left-hand side, providing further storage or vehicle space.

To the rear, you'll find a private and established garden, mainly laid to lawn with mature shrubs and a fence surround, creating a peaceful and secluded outdoor retreat.

Call now to arrange a viewing!





Porch
Window to the front and further access to;

Reception Hallway 13'1" x 13'1"
Large entrance hallway with a built in boiler cupboard and further access to;

Living/Dining Room 12'2" x 25'1"
Open plan reception room with a brick feature fireplace, central heating radiators, bay front window and patio doors opening to the rear garden.

Kitchen 13'1" x 16'1"
Complete with a range of matching traditional wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar feature. Fitted with a window to the rear and an external door to the side.



Bedroom One 13'11" x 12'11"
Carpeted flooring, central heating radiator, built in wardrobes and a bay window to the front elevation.

Bedroom Two 13'11" x 11'1"
Carpeted flooring, central heating radiator and a window to the rear elevation.

WC 5'1" x 3'1"
Fitted with a low flush WC.

Bathroom 9'5" x 6'4"
Fitted with a hand wash basin, bath and storage cupboard.

Garage 9'10" x 19'8"
Accessible from the front elevation.

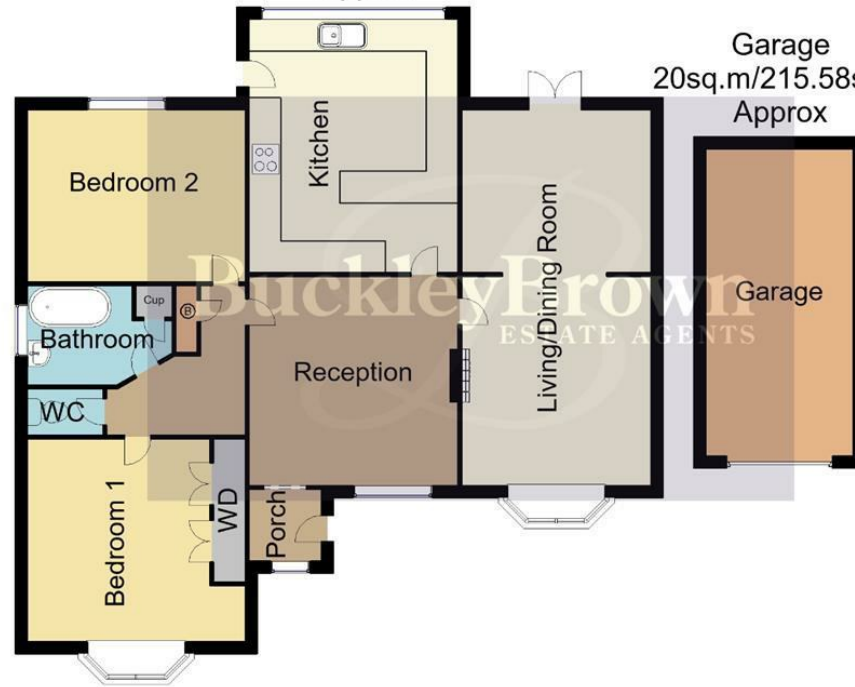
Outside
Well maintained lawn to the front of the

property with secure brick surround accompanied by a private driveway either side of the property and a single garage to the left side. The rear garden is private with mainly laid to lawn, mature shrubs and fence surround.



Ground Floor
114sq.m/1230.10.sq.ft
Approx

Garage
20sq.m/215.58sq.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 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. 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			74
(55-68) D		58	
(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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