



£155,000 Freehold

23 TUDOR CRESCENT | RAINWORTH | MANSFIELD | NG21 0AW

BuckleyBrown
ESTATE AGENTS

A FLEXIBLE OPPORTUNITY TO SUIT ALL BUYERS... Located on the popular Tudor Crescent in Rainworth, Mansfield, this attractive semi-detached home offers a wonderful blend of comfort, space, and practicality. Situated within a friendly residential neighbourhood, the property is well suited to families, first-time buyers, and investors alike.

Upon entering, you are welcomed by a hallway that leads through the heart of the home. The ground floor offers two well-proportioned reception rooms, ideal for both relaxing and entertaining. The bright living room provides a comfortable space for family gatherings, while the dining room to the rear creates a more intimate setting for meals. The kitchen is both functional and inviting, offering ample storage and workspace. A separate utility room adds everyday practicality, and a ground-floor WC provides added convenience for guests.

The first floor comprises three well-presented bedrooms, each offering a peaceful retreat. The family bathroom is centrally located for ease of access, and bedroom two benefits from a built-in wardrobe, providing valuable storage space.

Externally, the property features a well-maintained front lawn with steps leading to the front entrance. To the rear, the garden is a real highlight, boasting a neatly kept lawn and a patio area, ideal for outdoor dining and enjoying the warmer months. The property also benefits from a double driveway to the side, providing ample off-road parking.

This property is available for purchase by all buyers. For landlords seeking an investment opportunity, the property is offered with tenants already in situ, providing an excellent ready-made rental opportunity. If you are interested, call today on 01623 633633.





Hall

Hallway leading into all ground floor rooms.

Living Room 11'5" x 11'10"

Carpeted flooring, central heating radiator and window to front elevation.

Dining Room 11'5" x 7'3"

Laminate flooring with central heating radiator and patio doors to the rear elevation.

Kitchen 10'11" x 9'7"

Herringbone style flooring with high gloss cupboards and ample worktop space above. Integrated appliances such as an oven, inset sink space for a dining table and chairs and window to the rear.

Utility 6'4" x 4'2"

Utility area with an inset sink and extra storage space and room for appliances.

WC

Low flush WC and hand wash basin.

Landing

Landing leading to first floor rooms.

Bedroom One 13'6" x 9'1"

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

Bedroom Two 11'7" x 10'4"

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

Bedroom Three 6'5" x 10'5"

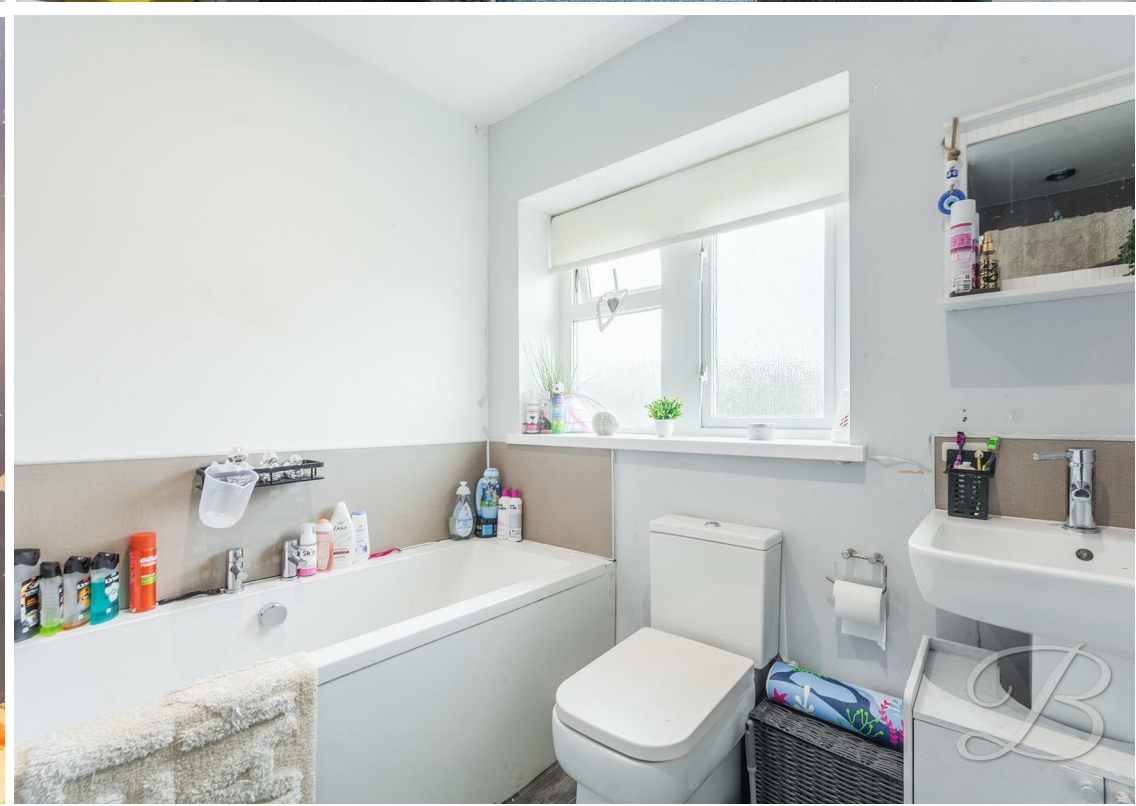
Carpeted bedroom with central heating radiator and window to the front elevation.

Bathroom 7'6" x 5'11"

Four piece suite with bath, shower, hand wash basin and low flush WC.

Outside

Lawned garden to the front elevation with steps leading to the front door. To the rear, there is a well-maintained lawn and a patio area. The property also benefits from a handy outhouse, providing additional storage space. A double driveway is located to the side elevation.





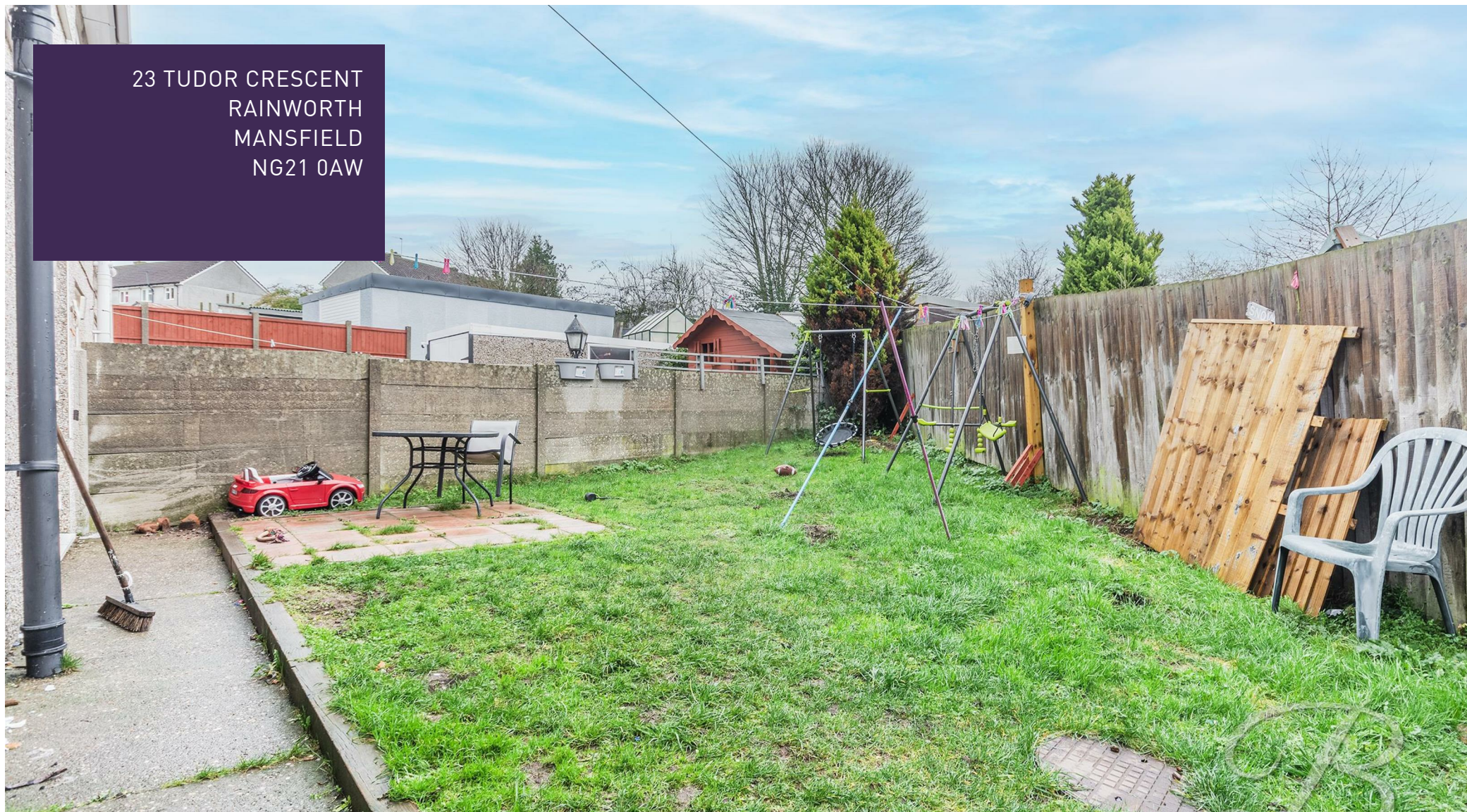
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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		88
(81-91) B		
(69-80) C		
(55-68) D	73	
(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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