



£215,000 Freehold

2 ST. JAMES GARDENS | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9FE

**BuckleyBrown**  
ESTATE AGENTS

"This impressive residence has been carefully assessed and presents exceptionally well, offering a superb combination of space, quality, and modern living throughout."

- Tim, Valuer





## MOVE IN, UNPACK AND START LIVING

A beautifully presented three-bedroom home offering modern, move-in-ready living.

From the moment you arrive at this attractive three-bedroom end-terrace home, it is clear the property has been thoughtfully decorated and well maintained throughout, offering a modern, move-in-ready finish. The accommodation is both spacious and versatile, providing a well-balanced layout ideally suited to first-time buyers, growing families, or those seeking a low-maintenance home they can simply move straight into and enjoy.

## THE FINER DETAILS

A well-presented home offering comfortable and practical living throughout.

The ground floor offers a well-planned layout featuring a fully equipped kitchen, a comfortable living room with French doors opening directly onto the rear garden, and a convenient ground floor WC—creating a practical and inviting space for modern living.

To the first floor, the property boasts three well-proportioned bedrooms, complemented by a three-piece family bathroom, all accessed from a central landing.

Externally, the home benefits from



gardens to both the front and rear, along with a driveway and garage providing ample off-road parking and storage. The south-facing rear garden is a particular highlight, featuring a decked seating area ideal for relaxing and entertaining in the sun.

## LIFE IN MANSFIELD WOODHOUSE

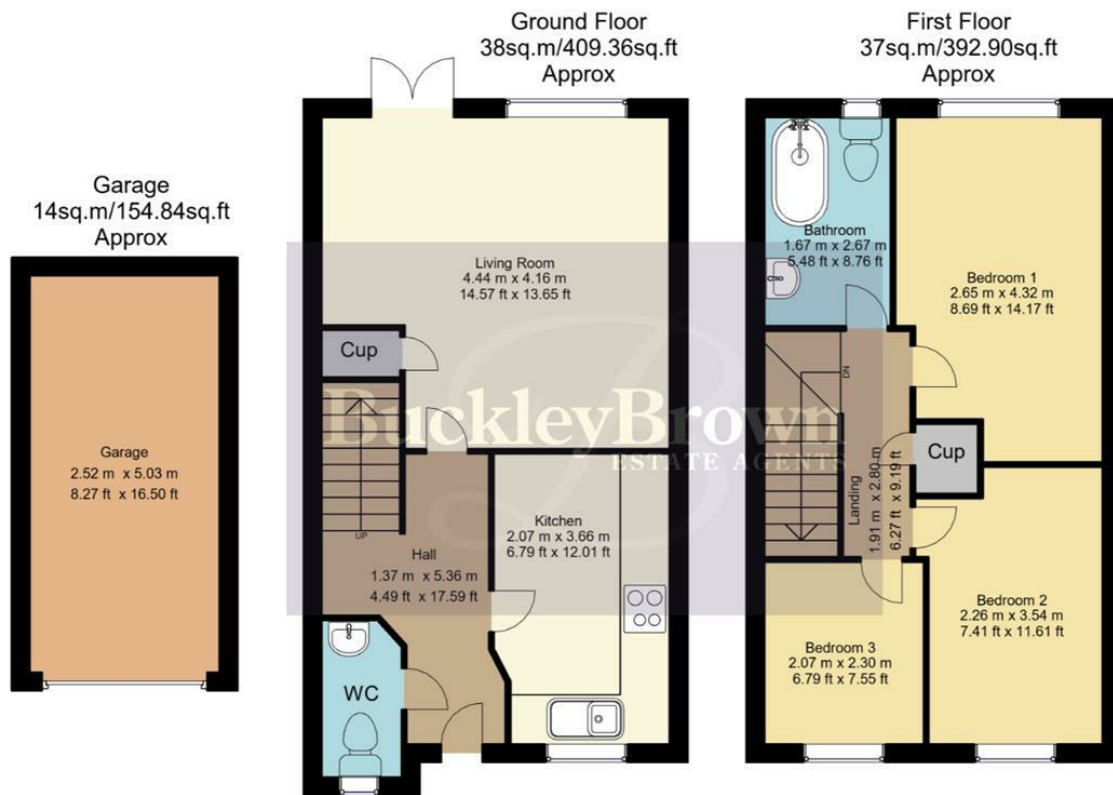
Mansfield Woodhouse is a popular and well-established suburb located to the north of Mansfield town centre, offering a pleasant residential setting with a strong sense of local character. Combining everyday convenience with access to green spaces, the area appeals to a wide range of buyers seeking a balance between town living and community atmosphere.

The area itself has a proud heritage and a

welcoming feel, centred around its historic High Street and traditional market place. Residents benefit from a variety of local amenities, including independent shops, supermarkets, schools and healthcare facilities, along with a selection of cafés, pubs and community services. This well-served environment makes Mansfield Woodhouse particularly attractive to families, first-time buyers and those looking to remain within an established community.

Surrounded by attractive countryside and green spaces, Mansfield Woodhouse is well suited to those who enjoy outdoor living. Nearby parks, woodland areas and open countryside provide opportunities for walking, cycling and recreation, while the wider Sherwood Forest area is easily accessible for longer countryside outings.





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. 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			89
(81-91) B		76	
(69-80) C			
(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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