



Offers Over £140,000 Freehold

119 CLIPSTONE ROAD EAST | FOREST TOWN | MANSFIELD | NG19 0HT

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ESTATE AGENTS

YOUR NEXT HOME!

Nestled in the heart of Forest Town, this well-presented three-bedroom semi-detached property offers a fantastic opportunity for couples, young families, or investors alike. Boasting generous living space and a well-maintained garden, the home is in good condition throughout, with scope for some modern updates to make it truly your own.

Downstairs, the property features a bright and comfortable living room, alongside a spacious kitchen complete with a handy pantry and direct access to the rear garden — perfect for everyday living and entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing ample space for rest and relaxation.

Outside, the front of the property benefits from a shared driveway offering generous off-street parking. To the rear, an extensive lawned garden awaits, accompanied by a decked seating area and a practical summerhouse — ideal for storage, a home office, or occasional use. The garden is securely enclosed, offering a safe space for children or pets.

A lovely home with bags of potential in a popular location — early viewing is recommended!





Entrance Hall

With access into;

Living Room 13'6" x 16'4"

With laminate flooring and a bay window to the front elevation. With a door providing access into the kitchen.

Kitchen 10'0" x 16'4"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, and space for appliances. With a window and door to the rear elevation.

Landing

With access into;

Bedroom One 9'10" x 13'3"

With carpeted flooring and a window to the front elevation.

Bedroom Two 9'10" x 10'6"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 6'4" x 7'3"

With carpeted flooring and a window to the front elevation.

Bathroom 6'3" x 6'4"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

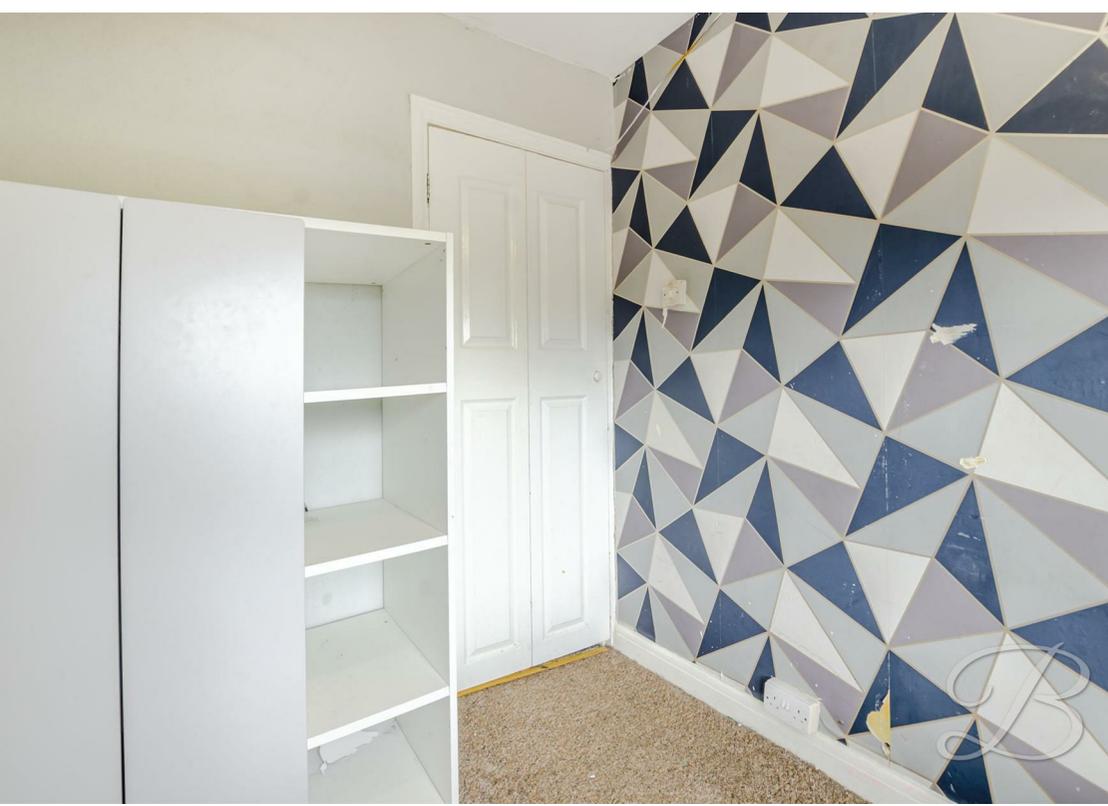
Outside

The front of the property offers a shared driveway, providing ample off-street parking. The rear garden hosts an extensive laid lawn area, decked seating area and a summerhouse, all surrounded by secure fencing.

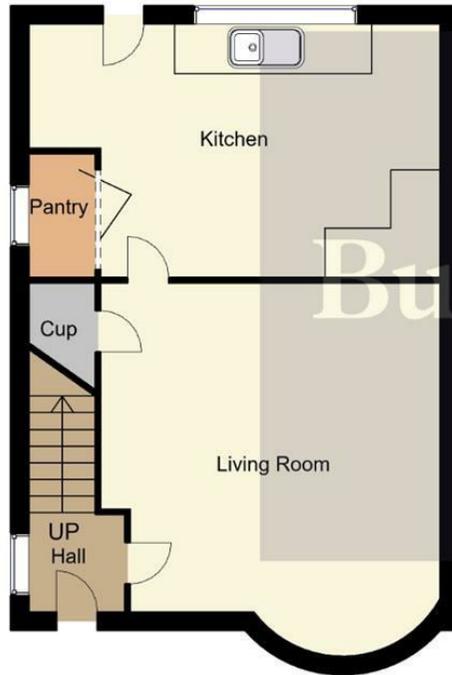


Summerhouse 3'11" x 6'10"

A practical summer house, ideal for storage or occasional use.



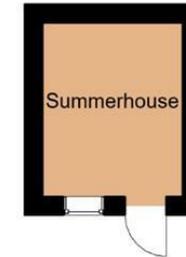
Ground Floor
42 Sq.m/ 450.39 Sq.ft
Approx



First Floor
42 Sq.m/ 455.81 Sq.ft
Approx



5 Sq.m/ 58.51 Sq.ft
Approx



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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 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			
(55-68) D		67	79
(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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