



Offers In The Region Of £130,000 Freehold

31 SECOND AVENUE | FOREST TOWN | MANSFIELD | NG19 0BG

**BuckleyBrown**  
ESTATE AGENTS



## STEP INSIDE YOUR NEXT CHAPTER!

Located in Forest Town, Mansfield, this charming mid-terrace home is perfect for first-time buyers or small families. The entrance hall leads to a carpeted living room with a central heating radiator, chimney breast and large front window. At the rear, the dining room also features carpet, a radiator, chimney breast and a view over the garden.

The kitchen is tiled floor-to-wall with storage cabinets, worktops, integrated oven and electric hob. A rear door and window provide access and light. Upstairs the landing gives access to three bedrooms: the main bedroom with carpet, radiator, chimney breast and front window; a second bedroom with carpet, radiator and storage cupboard overlooking the rear; and a third bedroom with wooden flooring, radiator and a front-facing window. The family bathroom is tiled and comprises a three-piece suite with low-flush WC, hand wash basin and a bath with overhead shower.

Outside, the rear garden includes a patio, lawn and a small outbuilding with access from the back. This property combines practical living spaces with period character and excellent potential — ready to move into and make your own. Contact us to arrange a viewing.





## Hall

Access to;

## Living Room 15'7" x 10'10"

Completed with carpeted flooring, central heating radiator, chimney breast and a large window overlooking the front of the property.

## Dining Room 11'6" x 13'3"

Completed with carpeted flooring, central heating radiator, chimney breast and a window overlooking the rear of the property.

## Kitchen 7'2" x 9'10"

Featuring tiled floor and wall, storage cabinet, work surfaces above, integrated oven, electric hob, window and door with convenient access to the rear.

## Landing

Access to;

## Bedroom One 9'10" x 13'11"

Completed with carpeted flooring, central heating radiator, chimney breast and a window overlooking the front of the property.

## Bedroom Two 11'4" x 10'3"

Featuring carpeted flooring, central heating radiator, storage cupboard and a window to the rear.

## Bedroom Three 9'2" x 10'9"

Featuring wooden flooring, central heating radiator and a window to the front of the property.

## Bathroom 7'3" x 7'4"

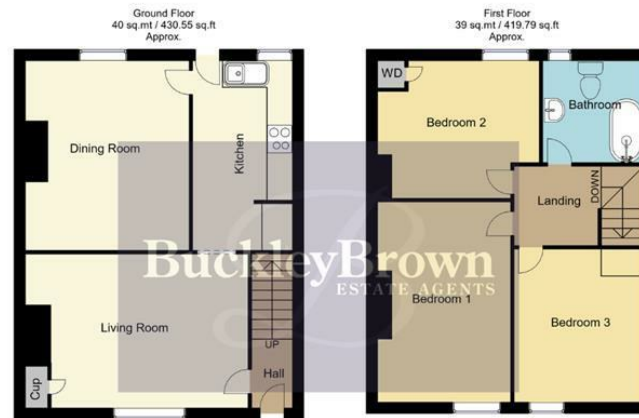
Three piece suite including tiled walls and floor, low flush toilet, hand wash basin, bath with overhead shower and a window to the rear of the property.

## Outside

To the rear exterior is a patio and lawn area, a small outbuilding and access into the garden from the back of the property.







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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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