



£825

40 BOWLING STREET | | MANSFIELD | NG18 2LH

**BuckleyBrown**  
ESTATE AGENTS



MORE THAN MEETS THE EYE!...Situating in a convenient area of Mansfield, only a short distance away from the town centre and amenities is this bay fronted terraced home which boasts a deceptively spacious layout and neutral decor throughout.

As you walk through you will be welcomed into the living room which has been decorated in a neutral colour palette making it a light and airy space for you to enjoy with a feature fireplace making a great focal point of this room. Leading off here you will be greeted by a bright and spacious dining room which is of a fantastic size with plenty of space for you to appreciate with family and friends. Not only that but there is also a fitted kitchen which comes complete with a range of matching units and cabinets with space and plumbing for a range of appliances. There is also a door which leads outside onto the garden for added convenience. Completing this floor there is a family bathroom fitted with a three piece suite in white, tiling and an overhead shower.

As you head upstairs onto the first floor you will find two bedrooms which have both been complemented well with tasteful decor as well as cupboards for handy additional storage. Together with a useful loft space on the second floor which is very versatile and can be used to your own liking.

Outside offers a well sized garden to the rear with a fence surround. We expect this to be popular so you need to be quick to view!











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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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MANSFIELD  
NOTTINGHAMSHIRE  
NG18 2LH



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



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