



£195,000 Freehold

32 HEREFORD AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QF

**BuckleyBrown**  
ESTATE AGENTS

## PRACTICAL LIVING!...

Welcome to this delightful two-bedroom detached bungalow, ideally located in Mansfield Woodhouse close to a range of local amenities, shops, and excellent transport links. Offering a combination of comfort and practicality, this property is perfect for those seeking a low-maintenance home in a convenient location.

Upon entering, you are welcomed into a bright hallway that leads to all main rooms. The living room is a spacious and inviting space, featuring a charming fireplace that adds character and a cosy focal point — ideal for relaxing or entertaining. The kitchen is thoughtfully arranged, providing practical workspace and storage for everyday living.

The property comprises two well-proportioned bedrooms. The master bedroom includes built-in wardrobes, providing excellent storage and a practical layout. The second bedroom offers versatility, suitable as a guest room, home office, or additional living space. The bungalow is completed by a family bathroom.

Externally, the front of the property features a laid lawn, a driveway, and a garage, providing ample off-road parking and additional storage. The rear garden is a peaceful and private space, with a laid lawn bordered by mature shrubbery and fenced boundaries, offering an ideal area for outdoor relaxation, entertaining, or gardening.

Call today to arrange a viewing.





#### Kitchen 8'0" x 9'9"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with a hood over. With a window to the front elevation.

#### Living Room 10'8" x 16'5"

With carpeted flooring, feature fireplace and a bay window to the front elevation.

#### Bedroom One 10'1" x 11'6"

With carpeted flooring fitted wardrobes and a window to the rear elevation.

#### Bedroom Two 8'7" x 9'10"

With carpeted flooring and a window to the rear 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-81) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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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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