



Guide Price £150,000 Freehold

11 CRAMPTON AVENUE | | MANSFIELD | NG18 2EH

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £150,000 - £160,000 ***

TURN THE KEY TO YOUR FIRST HOME. Located on Crampton Avenue in Mansfield, this charming three-bedroom semi-detached home offers a great combination of comfort and convenience, making it ideal for everyday family living. It also benefits from easy access to local amenities, schools, and transport links, ensuring everything you need is close by.

As you enter the ground floor, you are welcomed by a bright hallway that leads into a spacious living room, perfect for relaxing or entertaining guests. Multiple windows allow plenty of natural light to fill the room, creating a warm and inviting atmosphere. The well-presented kitchen offers ample space for cooking and meal preparation, complete with modern fittings that make it both practical and enjoyable to use. The ground floor is completed by a convenient WC.

Upstairs, the property offers three generously sized bedrooms, each providing a great opportunity to personalise and make your own. The family bathroom is also located on this floor and is fitted with the essential amenities for day-to-day living.

Outside, the property features a well-kept garden, offering a pleasant outdoor space for children to play or for enjoying summer barbecues with family and friends. This semi-detached home on Crampton Avenue presents a fantastic opportunity for anyone looking for a comfortable and practical property in a sought-after location.

Call now to arrange your viewing!





Hall

Entrance hallway with a storage cupboard under the stairs, window to the side and leading access into;

Living Room 11'6" x 15'8"

Spacious carpeted reception room with a central heating radiator, feature fireplace and dual aspect windows to the front and rear.

Kitchen 11'7" x 9'7"

Neutral kitchen fitted with gloss wall and base cabinets, inset sink with drainer, integrated appliances along with a window to the rear and an external door to the side

WC 4'5" x 2'8"

Fitted with a low flush WC and a window to the side elevation.

Landing

Window to the front and leading access into;

Bedroom One 11'5" x 8'0"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 8'6" x 7'9"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

Bedroom Three 9'0" x 7'8"

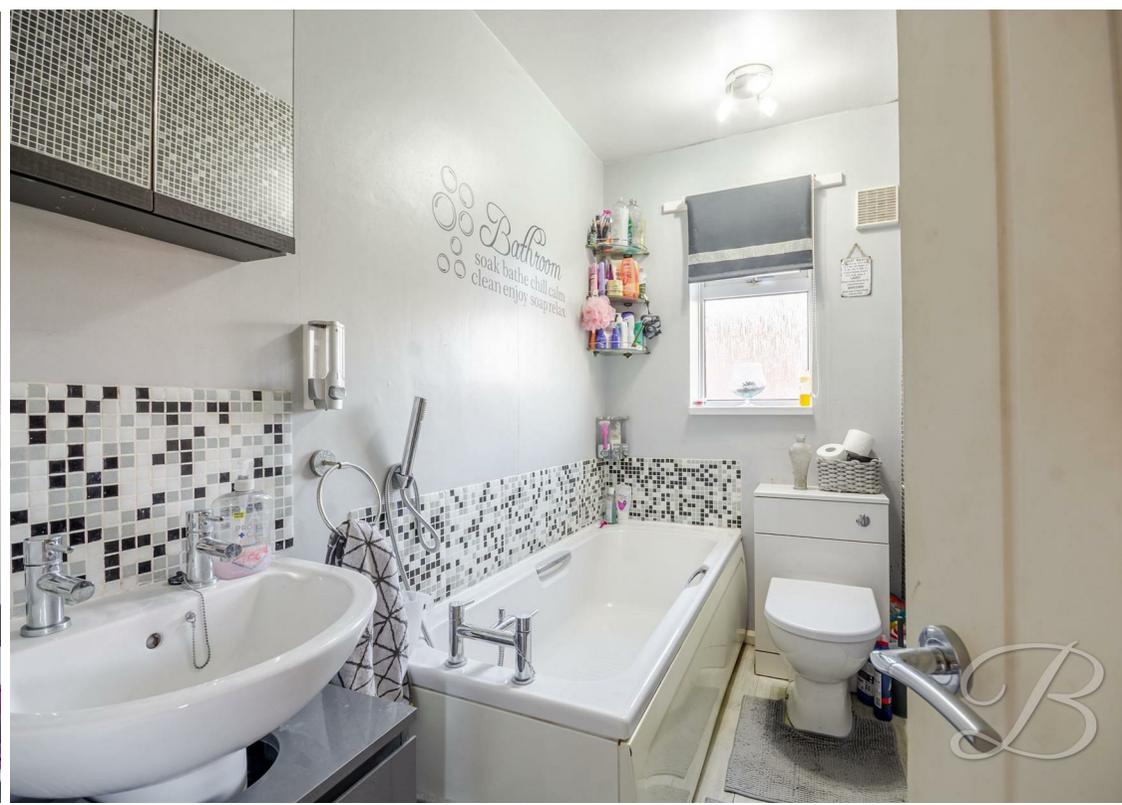
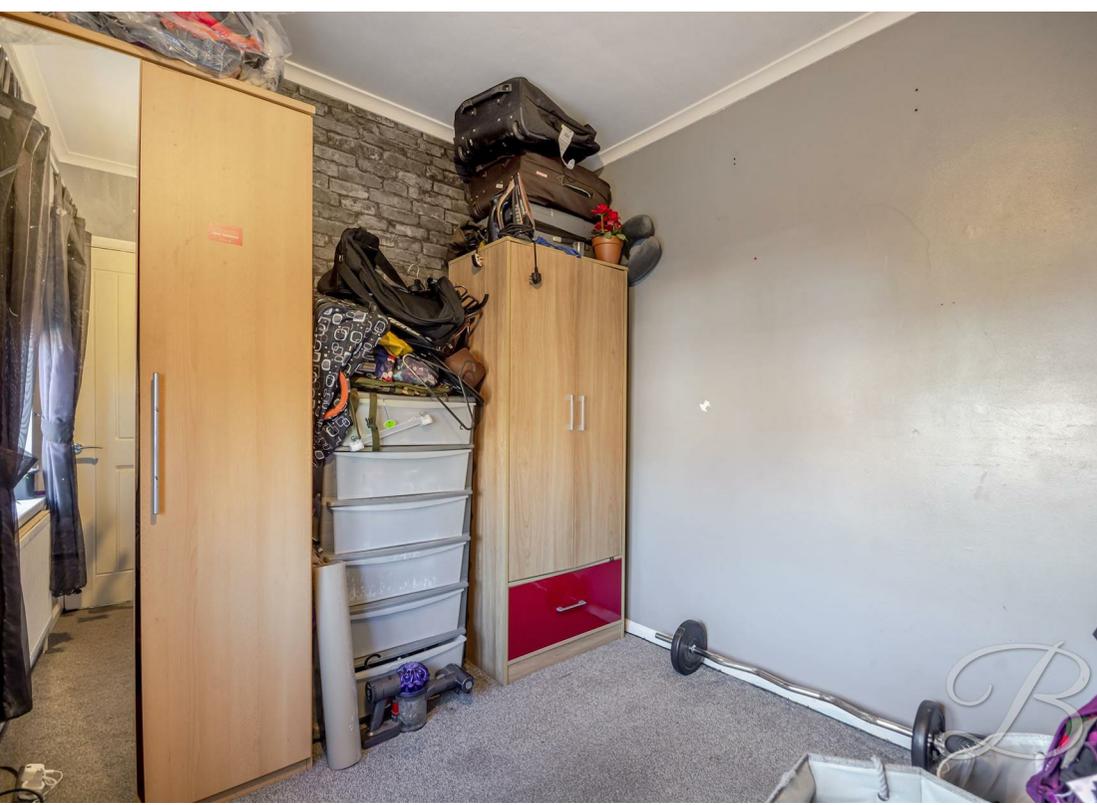
Carpeted flooring, central heating radiator and a window to the front elevation.

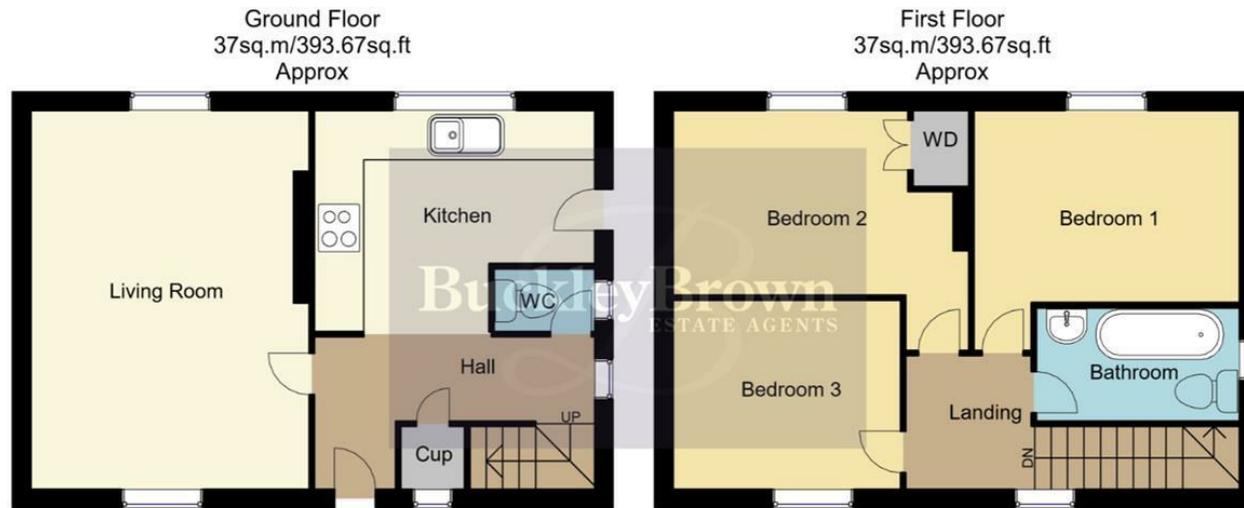
Bathroom 8'6" x 4'11"

Three piece suite comprising of a hand wash basin, low flush WC, bath and a window to the side.

Outside

Low maintenance frontage with an enclosed lawn, path leading to the front door and fencing. The rear garden provides you with a well kept lawn, patio seating area and fence surround.





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) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(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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