



£110,000 Freehold

78 BROXTOWE DRIVE | MANSFIELD | NG18 2JE

BuckleyBrown
ESTATE AGENTS

TENANT IN SITU

ONE NOT TO BE MISSED! An excellent opportunity to purchase this deceptively spacious two-bedroom mid-terraced property, conveniently located within easy reach of Mansfield town centre and a range of local amenities. The property is being sold with a tenant in situ, making it an ideal investment opportunity to add to your portfolio.

The ground floor boasts two well-proportioned and versatile reception rooms, offering flexible living and dining space. To the rear is a fully fitted kitchen featuring a range of attractive wall and base units, providing ample storage and worktop space. This area would be perfect for both everyday living and entertaining.

To the first floor, the accommodation offers two good-sized bedrooms, both providing comfortable and practical living space. Just off the landing is a neutral three-piece bathroom suite, fitted with modern fixtures for added convenience.

Externally, the property benefits from a low-maintenance rear garden with a fenced surround, offering a pleasant outdoor space with a good degree of privacy.

Call now to book your viewing!





Living Room

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

Living/Dining Room

Versatile reception room with laminate flooring, central heating radiator and a window to the rear elevation.

Kitchen

Fully equipped kitchen with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window and external door to the side.

Landing

With leading access into;

Bedroom One

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



Bedroom Two

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

Bathroom

Neutral three piece suite with a hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

Outside

Low maintenance garden to the rear with fence surround.



Ground Floor
53Sq.m/571.06Sq.ft
approx.



First Floor
37Sq.m/395.75Sq.ft
approx.



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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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		90
(81-80) B		
(69-60) C		
(55-48) D		63
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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