



£140,000 Freehold

4 MAYFIELD TERRACE | WARSOP | MANSFIELD | NG20 0LE

**BuckleyBrown**  
ESTATE AGENTS

## AN OPPORTUNITY NOT TO BE MISSED...

Situated in the popular village of Warsop, this well-presented mid-terrace property offers an excellent opportunity for first-time buyers or investors alike. Conveniently located close to a range of local amenities, shops, and transport links, the property combines practicality with comfortable living.

The accommodation briefly comprises a bright and cosy living room with a bay window allowing plenty of natural light, leading through to a spacious kitchen fitted with a range of wall and base units, integrated oven and gas hob, and ample space for appliances and a dining area. A versatile additional reception room to the rear is currently used as an office but could easily serve as a dining room, playroom, or utility space.

To the first floor, there are two well-proportioned double bedrooms and a modern three-piece family bathroom fitted with a bath, WC, and vanity wash hand basin.

Externally, the property benefits from off-street parking to the front via a driveway, while to the rear there is a generous enclosed garden, mainly laid to lawn, offering a fantastic blank canvas for outdoor living and entertaining.

This is a fantastic opportunity to acquire a home with great potential in a convenient location. Call the office now to discuss arranging your viewing.





**Entrance hall**  
Allowing access to;

**Living Room 13'9" x 11'11"**  
A beautiful, bright and cosy living space, perfect for relaxing and unwinding. The room features wood-effect laminate flooring, a central heating radiator, and a charming bay window to the front elevation, allowing plenty of natural light to fill the space.

**Kitchen 12'2" x 9'6"**  
The kitchen is fitted with a range of wall and base units complemented by work surfaces over, along with an inset sink and drainer. There is space for an American-style fridge/freezer, washing machine, and dishwasher. An integrated oven with gas hob and extractor hood is also included.

Finished with wood-effect flooring and a central heating radiator, the room benefits from a window to the rear elevation and a door providing access to the rear garden. The generous layout also allows space for a dining table.

**Office 7'6" x 9'6"**  
Located on the ground floor, this versatile additional reception room is currently used as an office but could easily serve as a dining room, playroom, or utility space. The room is finished with carpeted flooring, a central heating radiator, and a window to the rear elevation.

**Landing**  
Allowing access to;



**Bedroom One 13'9" x 11'11"**  
A spacious master bedroom featuring carpeted flooring, a central heating radiator, and a window to the front elevation.

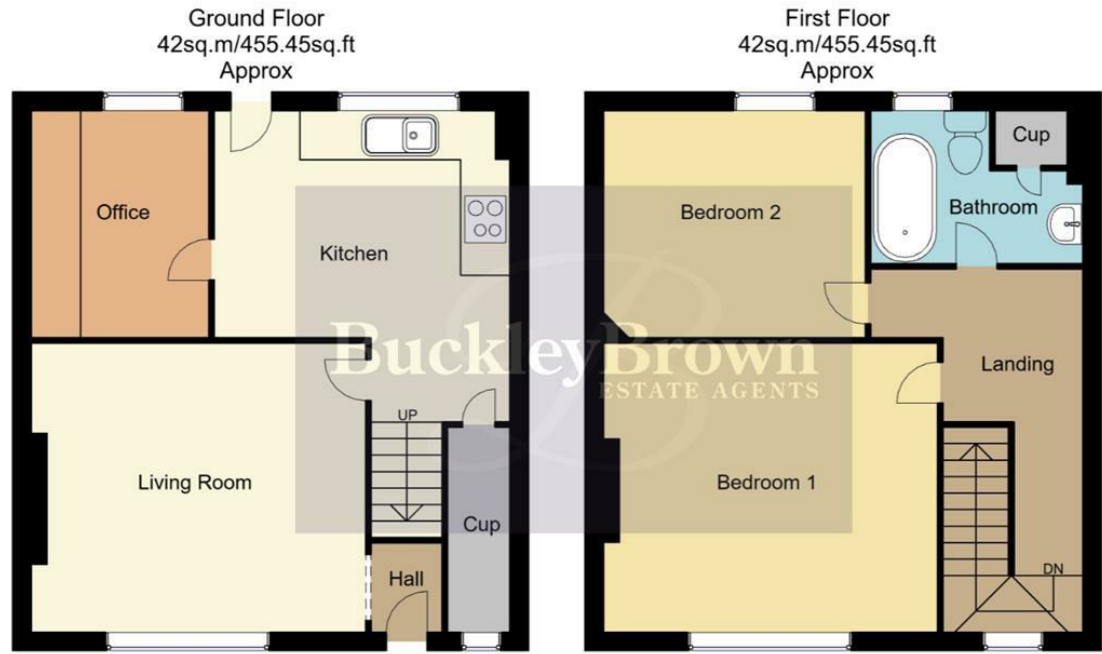
**Bedroom Two 10'10" x 9'6"**  
A further well-proportioned double bedroom, complete with carpeted flooring, a central heating radiator, and a window to the rear elevation.

**Bathroom 8'6" x 6'6"**  
A modern three-piece bathroom suite comprising a fitted bath, low-level WC, and a vanity unit with wash hand basin. The room is finished with wood-effect laminate flooring, a chrome heated towel rail, and a window to the rear elevation.

**Outside**

To the front of the property, there is convenient off-street parking via a driveway. To the rear, you will find a spacious garden, mainly laid to lawn, offering a fantastic blank canvas to create your ideal outdoor space. The garden is enclosed with fencing, providing both privacy and security.





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>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	
(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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