



Offers Over £140,000 Freehold

33 WARD PLACE | | MANSFIELD | NG18 5RF

**BuckleyBrown**  
ESTATE AGENTS



A FANTASTIC OPPORTUNITY!... Located in Mansfield, this semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, making it a wonderful place to call home.

Upon entering the property, you are greeted by a welcoming ground floor that features a spacious living room, perfect for relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits and is designed to be both functional and inviting. Adjacent to the kitchen, you will find a dining area that creates a warm atmosphere for family meals and gatherings.

Venturing upstairs, the property boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. Just off the landing you will find a three piece shower suite.

Outside, the property features a charming garden that provides a lovely enclosed space with a well kept lawn, patio area and fence surround.

Presented in good condition throughout, this three-bedroom home is ready to move into while still offering scope to update over time.

Call now to book a viewing to view this homes full potential!





#### Hall

Window to the side and access into;

#### Living Room 10'4" x 14'2"

Carpeted reception room with a feature fireplace, central heating radiator and a window to the front elevation.

#### Kitchen 10'0" x 8'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer and space for additional appliances. Window and an external door to the rear elevation.

#### Dining Room 10'0" x 11'10"

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

#### Landing

Window to the side and further access into;

#### Bedroom One 11'0" x 10'1"

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

#### Bedroom Two 14'2" x 8'7"

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

#### Bedroom Three 9'10" x 6'11"

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

#### Shower Room 7'4" x 8'6"

Three piece suite comprising of a hand wash basin, low flush WC and a walk in shower. Window to the side elevation.

#### Outside

Low maintenance frontage with a gated access driveway and access into the



property from the side. Expansive garden to the rear with a lawn, patio areas and fence surround.



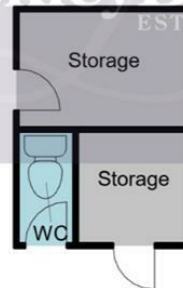




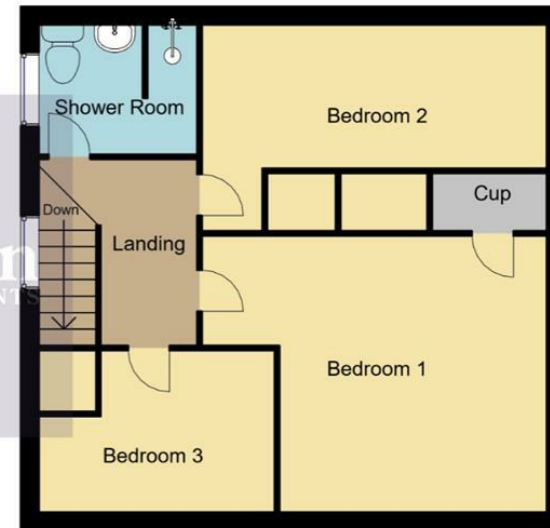
Ground Floor  
37sq.m/399.83sq.ft  
Approx



Out Building  
6sq.m/69.07sq.ft  
Approx



Second Floor  
42sq.M/451.12sq.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. Specially no guarantee 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	70	79
EU Directive 2002/91/EC		



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NG18 5RF



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