



£140,000 Freehold

14 CEDAR AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8NH

**BuckleyBrown**  
ESTATE AGENTS

## AN INVITING HOME, THAT COULD BE YOURS!

Situated in the popular area of Mansfield Woodhouse, this two-bedroom semi-detached home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, or investors seeking a solid addition to their portfolio.

The property offers well-proportioned accommodation throughout, including a fitted kitchen with space for essential appliances and a spacious living/dining room with French doors opening onto the rear garden, creating a bright and practical living space.

Upstairs, there are two generously sized bedrooms, along with a modern shower room. Externally, the property benefits from off-street parking for two vehicles to the front and a fully enclosed rear garden, mainly laid to lawn.

Conveniently located, the property is within close proximity to a range of local amenities, schools, and transport links. Offering a comfortable and functional layout and providing great potential, this property is ideally suited for those looking for a straightforward and affordable purchase in a well-established residential area.

Call the office now to secure your next home or investment opportunity!





#### Entrance Hall

Allowing access to;

#### Kitchen 7'3" x 12'4"

The kitchen is fitted with a range of wall and base units, complemented by work surfaces and an inset sink with drainer. There is space for a freestanding cooker, fridge/freezer, and plumbing for a washing machine. The room is finished with laminate flooring and a window to the rear elevation, allowing for natural light.

#### Living/Dining Room 11'0" x 19'8"

A well-proportioned living space featuring wood-effect laminate flooring, a window to the front elevation, and French doors to the rear providing access to the garden. The room offers ample space for both lounge furniture and a dining area.

#### Porch

Allowing access to;

#### Shed 5'7" x 9'5"

Brick built outhouse/shed, easily accessed through the poach covering all of your storage needs.

#### Landing

Allowing access to;

#### Bedroom One 5'7" x 9'5"

A spacious double bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation. The room also benefits from access to a useful storage cupboard.

#### Bedroom Two 10'9" x 10'1"

A further good-sized bedroom, featuring

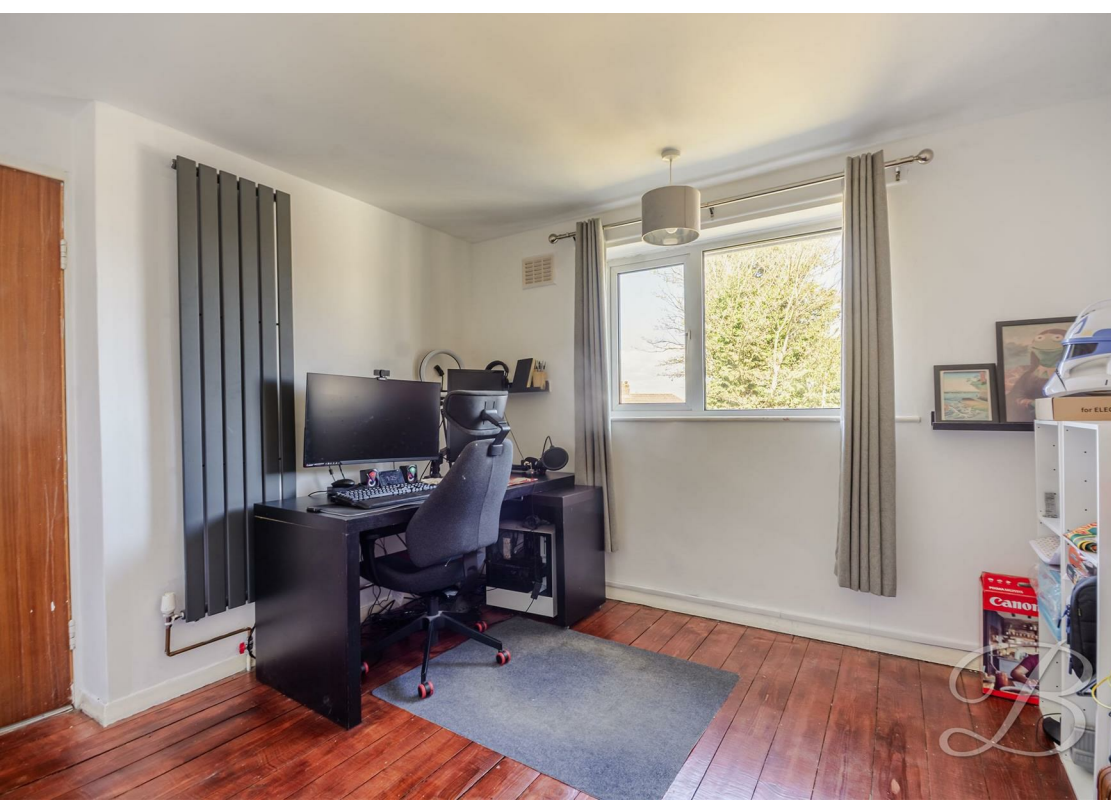
wood-effect flooring, a central heating radiator, and a window to the rear elevation.

#### Shower Room 6'5" x 6'1"

Conveniently located wet room, comprising of shower fittings and a low level WC. The room is finished with fully tiled walls, a central heating radiator and a window to the rear elevation.

#### Outside

To the front of the property, there is a driveway providing convenient off-street parking for two vehicles. To the rear, the property benefits from a fully enclosed garden, mainly laid to lawn, with fenced boundaries and access to an external porch area.





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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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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