



## 25 Budby Avenue, Mansfield

£175,000 Freehold

SEMI-DETACHED DORMA BUNGALOW • THREE BEDROOMS • MODERN AND LOVELY SIZED LOUNGE/DINING ROOM •  
DRIVEWAY & LOW MAINTENANCE REAR GARDEN • EARLY VIEWING HIGHLY RECOMMENDED



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**John Sankey**





## **How To Find The Property**

Take the Southwell Road A6191 out of Mansfield to the traffic lights at the brow of the hill by Fittapart. At the lights turn left into Carter Lane B6030 and continue to the next set of lights where you turn right onto Eakring Road. After approximately 200 yards take the right turn onto Budby Avenue, the property is located on the left hand side clearly marked by one of our sign boards.

## **Entrance Hall**

A Welcoming entrance hall with a central heating radiator. Doors lead to the lounge/diner, kitchen, and ground floor bedroom.

## **Lounge/Dining Room**

A generously sized and bright lounge/diner featuring two UPVC double glazed windows to the front elevation, allowing plenty of natural light. The room is complemented by a beautiful feature chimney breast fireplace feature, serving as a stunning focal point. Two central heating radiators keep the room comfortable year-round.

## **Kitchen**

This well-appointed kitchen offers a range of fitted units with a sink and drainer integrated into the work surface. Integrated appliances include an electric oven, gas hob, and an extractor fan. There's space and plumbing for a washing machine, as well as space for a tumble dryer and fridge/freezer. Opaque windows to the side and rear provide privacy, and a UPVC double glazed door gives convenient access to the rear garden.

## **Bedroom No 1 (Ground Floor)**

This spacious ground-floor bedroom overlooks the rear garden via a UPVC double glazed window and features a central heating radiator.

## **Bathroom**

The family bathroom is fitted with a three-piece suite, including a low-level WC, pedestal hand wash basin, and a panelled bath with a shower over. Opaque UPVC double glazed window to the side elevation and a central heating radiator.

## **First Floor**

### **Bedroom No 2**

A bright bedroom with a UPVC double glazed window to the side elevation, a central heating radiator and power points.

### **Bedroom No 3**

This cozy bedroom features a dormer window to the front elevation, allowing natural light to flood in, along with a central heating radiator and power points.

## Outside

The property benefits from a front driveway, offering off-street parking, as well as a side access gate leading to the rear garden. The rear garden is designed for low maintenance, predominantly block paved, providing a practical outdoor space for relaxing or entertaining.

## Additional information

Tenure: Freehold Council

Tax Band: B

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



Approx. 66.9 sq. metres (692.7 sq. feet)



**First Floor**  
Approx. 23.1 sq. metres (248.6 sq. feet)

