



**3 Woodside Avenue, Mansfield – NG18 4RQ**

Guide Price **£350,000**

**DavidJames**  
the estate agent



## 3 Woodside Avenue

### Mansfield

NO CHAIN! Well-presented and generous detached bungalow in the sought after Berry Hill – ideal for those seeking single-storey living and with generous reception space, parking and a southerly garden!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

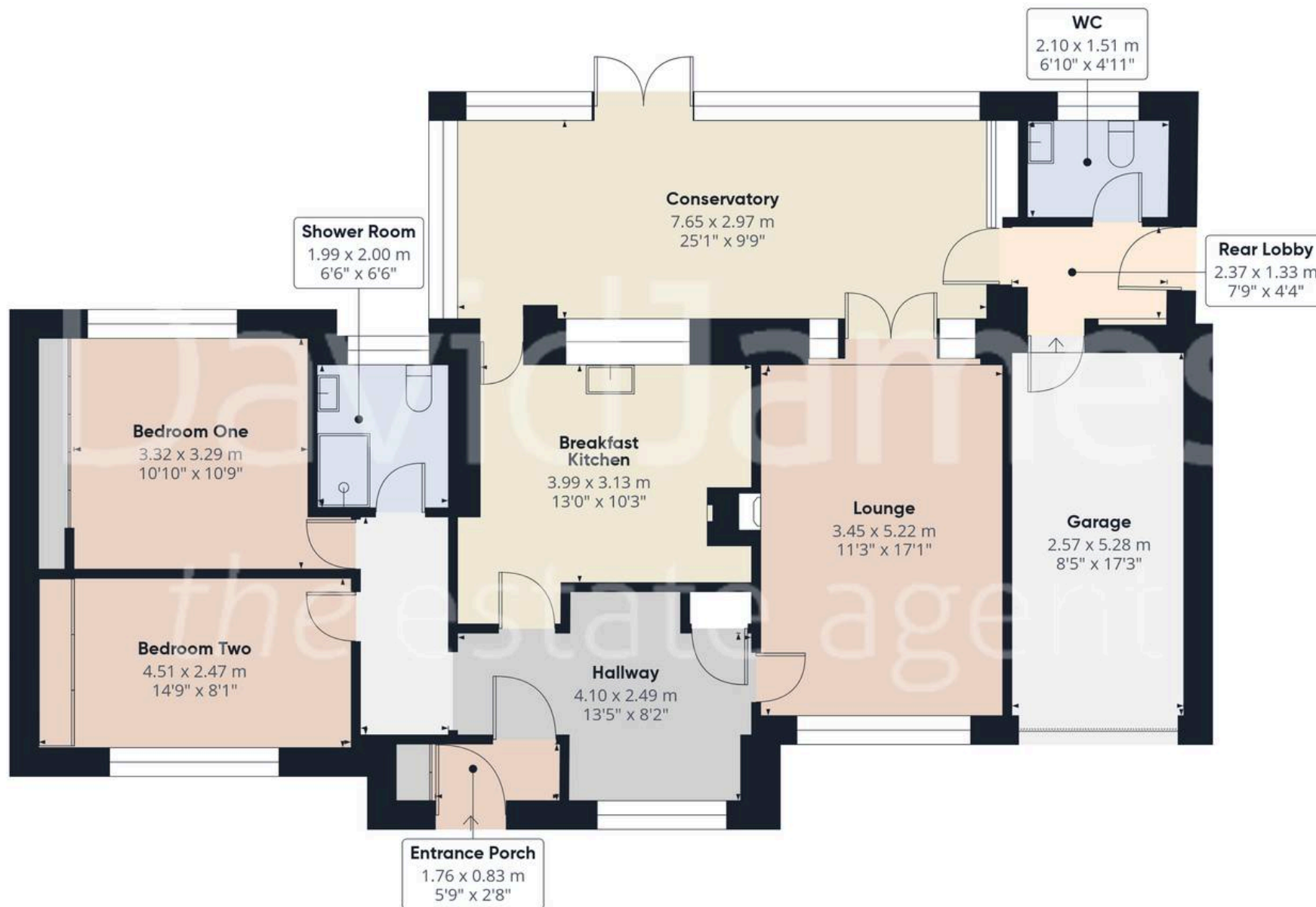
EPC Environmental Impact Rating: C

- Generous detached bungalow available with no chain
- Conveniently located close to Berry Hill's local amenities, shops and transport links to the centre of Mansfield
- Ideal for those seeking the benefits of single-storey living
- Bright and inviting lounge with a feature fireplace
- Large versatile conservatory with French doors
- Spacious breakfast kitchen with space for freestanding appliances
- Two double bedrooms (both with full-width fitted wardrobes)
- Shower room with a three-piece white suite and mains shower
- Southerly-facing lawned garden with patio seating space and mature planting
- Driveway and garage providing convenient parking and storage solutions









Approximate total area<sup>(1)</sup>

117.7 m<sup>2</sup>

1265 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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