



**48 Fifth Avenue, Mansfield  
NG21 9PL**

**Guide price £140,000**

Guide price £140,000 - £150,000

Welcome to this charming mid-terrace house located on Fifth Avenue in the picturesque village of Edwinstowe, Mansfield. This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. With one bathroom, you'll have all the convenience you need in this lovely abode.

Situated in a sought-after area, this house offers a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The quaint village of Edwinstowe provides a peaceful setting, while still being close to local amenities and transport links.

Don't miss the opportunity to make this house your home sweet home. Book a viewing today and envision the endless possibilities this property has to offer.

- Terraced House
- Enclosed Rear Garden
- Viewings Are Available
- Three Bedrooms
- Close To Schools & Local Amenities
- Driveway
- Sought After Location

locating your ideal home



## Ground Floor

### Entrance Hall

Upvc door leading into the entrance hall giving access to the lounge, kitchen and access to the first floor via stairs.

### Lounge

10'0" x 17'11" (3.06 x 5.47)

Upvc window to the front elevation, Upvc french doors leading onto the rear garden, wall mounted gas central heating radiator.

### Kitchen

11'8" x 9'5" (3.58 x 2.88)

Wood kitchen featuring matching wall and base units, space for oven, fridge/freezer, washing machine, stainless steel sink and drainer, space for dining table and chairs, Upvc window to the front and rear elevation, Upvc door giving access to the rear garden

## First Floor

### Master Bedroom

8'7" x 17'8" (2.63 x 5.41)

Dual aspect master bedroom with Upvc windows to the front and rear, wall mounted gas central heating radiator.

### Second Bedroom

10'10" x 9'4" (3.32 x 2.85)

Upvc window to the front elevation, wall mount gas central heating radiator.

### Third Bedroom

7'7" x 7'11" (2.32 x 2.42)

Upvc window to the rear elevation, wall mounted gas central heating radiator.

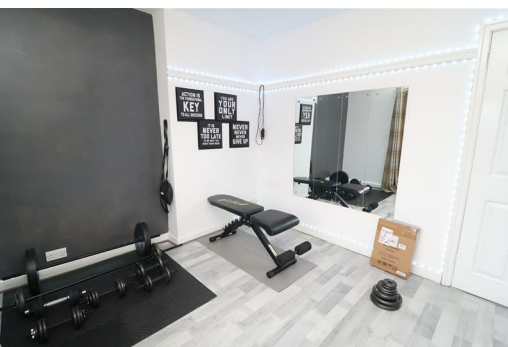
### Family Shower room

7'0" x 4'4" (2.14 x 1.33)

Obscure window to the rear elevation, three piece shower room which consists of enclosed shower, pedestal sink and low flush w/c.

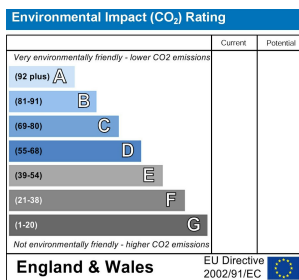
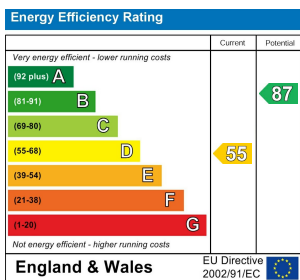
## Outside

Fully enclosed rear garden with patio area, mainly laid to lawn. To the front is a block paved driveway which has parking for two cars.









Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial laundering information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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