



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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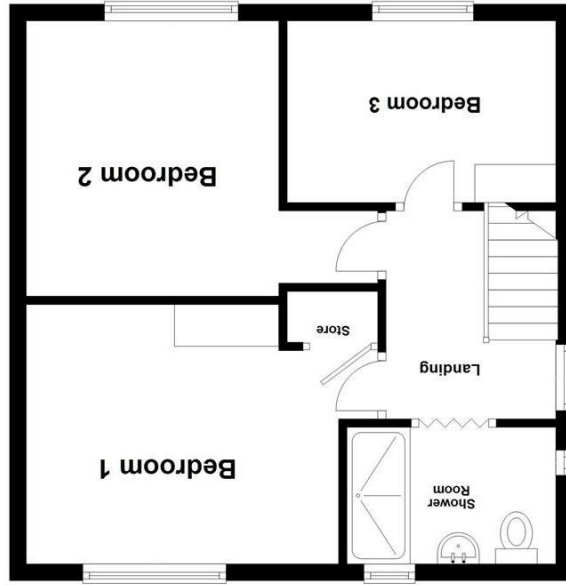


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Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanUp.

Total area: approx. 82.8 sq. metres (891.7 sq. feet)



First Floor
 Approx. 41.5 sq. metres (446.3 sq. feet)



Ground Floor
 Approx. 41.4 sq. metres (445.4 sq. feet)



4 Clumber Avenue, Rainworth, Notts, NG21 0DX
 Guide Price £170,000 to £180,000



Clumber Avenue

Rainworth

* GUIDE PRICE £170,000 TO £175,000 * Are you looking for a DOUBLE garage? Then look no further than this semi-detached family sized property in the popular residential location of Rainworth village. The village boasts several schools, shops, businesses, two Drs surgeries, dentist, numerous eateries, and public houses, three local supermarkets, bus routes, cycle, path, countryside walks, A614-A38 - M1 one transport links, the village is also a short car journey into Mansfield town centre and the abundance of amenities that provides. The property benefits from being sold with no onward chain and the accommodation comprises of:-hallway, lounge, kitchen diner, three first floor bedrooms and family bathroom. Externally, the property boasts a front enclosed garden and a rear enclosed garden with direct access to the double garage, that is located to the rear and can also be found via a private road off Thoresby Road. Viewing is essential to appreciate the size and location of this property.



How to find the property

Enter the village of Rainworth via Southwell Road East then at the traffic lights veer right then immediately right after the Co-op onto Warsop Lane, continue up and take the second right turn onto Thoresby Road then another left turn then follow the round about which becomes Rainworth Water Road then right onto Clumber Avenue and the the property is up on the right hand side and can be identified by our for sale board.

Entrance Hall

With UPVC door, radiator, stairs, rising to the first floor, doors, leading to the lounge and the kitchen.

Lounge

11,2 x 14'5
UPVC double glazed window to the front of the property, central heating, radiator, Adam style fire surround housing coal effect gas fire.

Dining kitchen

21'6 x 10'2
Fitted with a range of wall and base units, cupboards, and drawers, plumbing for washing machine, UPVC double glazed window to the rear, UPVC double glazed French doors leading out into the garden.

Stairs and landing

Bedroom one

10'2 x 14'4 into alcove
With UPVC double glazed window to the rear and central heating radiator.

Bedroom two

14'11 x 13'9
With UPVC double glazed window to the front and central heating radiator.

Bedroom three

7'02 x 10'09
With UPVC double glazed window to the front and central heating radiator.

Family bathroom

Fully refurbished with walk-in shower, wash handbasin, low flush WC, complimentary, stylish, fully boarded up the walls, doll, aspect, UPVC double glazed window to the rear and side, making this a light and airy room and central heating radiator.

Rear garden

The rear garden is enclosed with patio area, laid to lawn and access to the double garage via a pedestrian door. Please note the garage is accessed via vehicle from an opening on Thoresby Road.

Front garden

The front garden is fully enclosed with gated access, laid to lawn with mature borders.

Double garage

17'3 to widest part x 14'9
With open over doors, lighting and electricity, pedestrian door from the rear garden, and is accessed by vehicles from an opening on Thoresby Road. Half of the garage is 8'7 width the other side is 8'3.

Agents note

The council tax band is A and is Newark and Sherwood district council.
The property is being sold with no onward chain.

