



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
(1-20)	A
(21-30)	B
(31-40)	C
(41-50)	D
(51-60)	E
(61-70)	F
(71-80)	G
(81-90)	H
(91-100)	I

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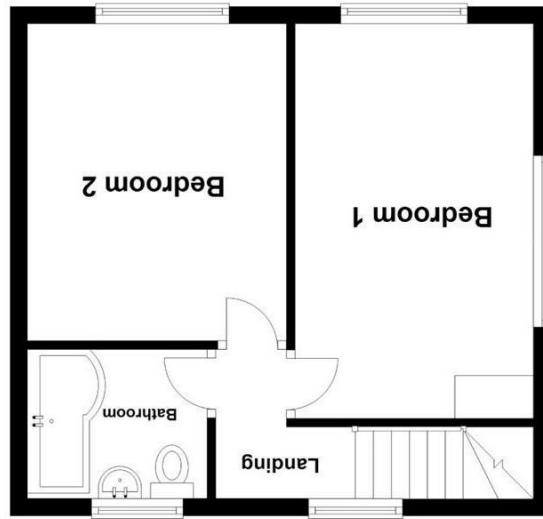


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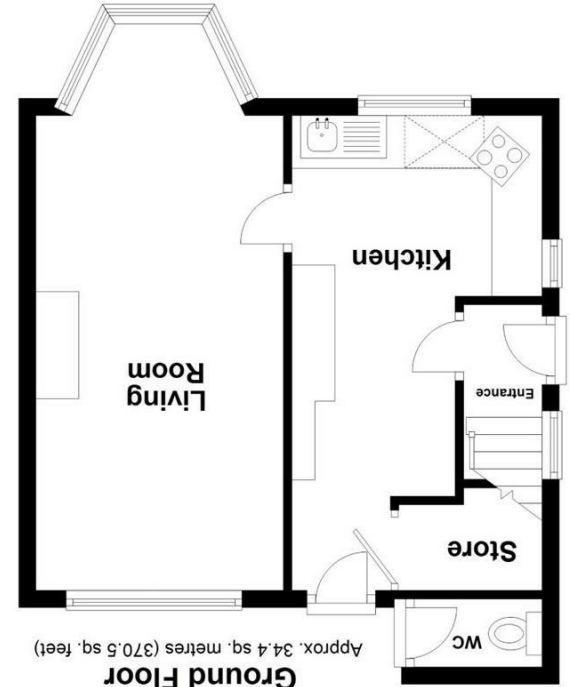


Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanUp.

Total area: approx. 67.3 sq. metres (724.1 sq. feet)



First Floor
 Approx. 32.9 sq. metres (353.6 sq. feet)



Ground Floor
 Approx. 34.4 sq. metres (370.5 sq. feet)



1 Robin Hood Avenue, Warsop, Nottinghamshire, NG20 0HW
 £155,000



Robin Hood Avenue

Warsop

A Superb Opportunity For first-time buyers, families, couples or single occupants

A gorgeous two double-bedroom residence, tailor-made for those looking to get onto the property ladder. Tucked away from the main road, this home presents an exclusive haven of tranquility and privacy. The interior features a lovely lounge and kitchen meticulously designed for a seamless blend of style and comfort. The first floor offers two well-proportioned double bedrooms and a three piece bathroom suit. Externally evenings can be spent in the tranquil rear garden, a private sanctuary for relaxation and contemplation. A driveway ensures off- road parking for two cars convenience with double gates leading to a garage. The property comes with the advantage of being sold with no upward chain, adding an extra layer of ease to your journey into homeownership. Call our office today to avoid missing out.

How To Find The Property

Enter Warsop via the A60 and at the main traffic lights in the village turn right onto Church Street and follow it round to Sherwood Street continuing through the shopping area taking the sixth right turn onto Cottage Lane, at the junction turn left onto Robin Hood Avenue then turn right, the property is then located on the right hand side.



Entrance Hall

11'1" maximum into stairs recess x 3'

A UPVC door leads into the residence, stairs rise to the first floor, there is a central heating radiator and internal door leading to the kitchen.

Kitchen

18'3" max into recess door x 9'7" max

Benefiting from plenty of wall and base units with a work surface over housing a sink and drainer unit with a mixer tap, breakfast bar and four ring electric hob with extractor above. There is a double oven, space and plumbing for both a washing machine and condensing tumble dryer. Furthermore, there is tiled flooring and complimentary tiled splash-back's, a central heating radiator and an under stairs cupboard providing very useful storage space with a rear UPVC door leading to the rear garden.

Living Room

21'9" maximum into bay x 9'6"

Dual aspect UPVC double glazed windows to the front and rear provide the room with plenty of natural light. There is a fireplace hearth with space and potential for a log burner, coving to the ceiling, two central heating radiators, TV and power points. We understand that, should any prospective buyer wish to install any form of fire or heating in the living room fireplace, an investigation into the internal condition of the chimney is strongly advised to ensure it is in fit condition to house such an appliance.

First floor

Bedroom No. 1

15'2" x 9'2"

A good sized double bedroom with dual aspect UPVC double glazed windows providing natural light to the room. A fitted over stairs cupboard, coving to the ceiling, central heating radiator and power points.

Bedroom No. 2

12'2" x 9'11"

Another good sized double bedroom having a UPVC double glazed window to the front aspect. A cupboard houses the hot water tank, there is a central heating radiator and power points.

Bathroom

Comprising briefly of a three-piece suite, offering a low flush WC, pedestal sink with mixer tap and panelled bath with a mains fed shower above and fitted glazed shower screen. Fully tiled walls and floor, both a central heating radiator and chrome heated towel rail with a UPVC double glazed window to the rear aspect providing natural light.

Outside

The property occupies a lovely position with the front having a driveway with wooden gates providing privacy and leading to more parking to the side of the property and to the rear garden. There is also a front lawn.

The rear garden benefits from a paved patio and lawn, along with a dog kennel and wood store, which will be included within the property sale. Furthermore there is an outside WC with cold water source which would prove very useful while entertaining on those summer evenings.

Additional Information

Tenure: Freehold

Council Tax Band: A

Please Note: We understand that, should any prospective buyer wish to install any form of heating (gas/log burner) in the living room fireplace, an investigation into the internal condition of the chimney is strongly advised to ensure it is in fit condition to house such an appliance.

