



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

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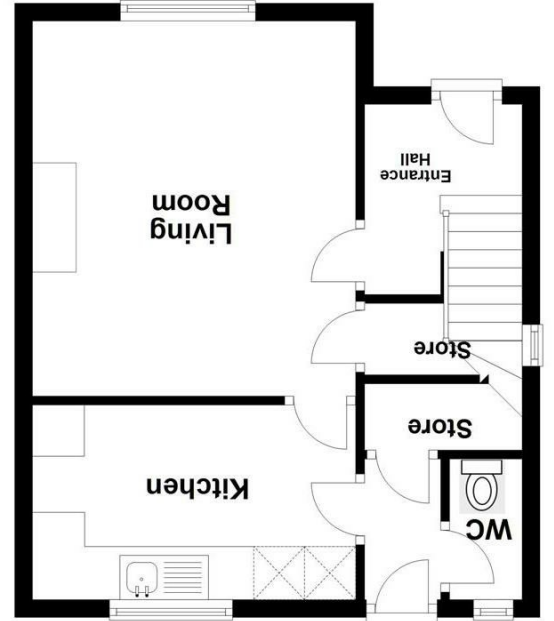
John Sankey
Estate Agents

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Total area: approx. 68.9 sq. metres (741.7 sq. feet)
 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.



First Floor
 Approx. 34.5 sq. metres (371.5 sq. feet)



Ground Floor
 Approx. 34.4 sq. metres (370.2 sq. feet)



John Sankey

16 Greenwood Avenue, Mansfield Woodhouse, Mansfield, NG19 8DU
 £850 Per Month

John Sankey
Estate Agents



Greenwood Avenue

Mansfield

Located close to local shops, schools and amenities this delightful semi-detached house boasts three bedrooms, perfect for a growing family or those in need of extra space. The property features a recently re-decorated interior, giving it a fresh and inviting feel throughout.

One of the highlights of this lovely home is the modern shower room installed in 2022, offering both style and convenience. Additionally, the presence of a downstairs WC adds to the practicality of the property, catering to the needs of modern living.

With new carpets in all three bedrooms, the house exudes a sense of comfort and warmth, making it a welcoming retreat after a long day. The hard standing area provides parking space for two cars, and although there is no dropped curb, the convenience of having this space adds to the appeal of this residence.

Offered with NO UPWARD CHAIN, this property presents a fantastic opportunity for those looking to settle in a well-maintained home with ample living space.

Don't miss out on the chance to make this charming house in Greenwood Avenue your new home sweet home.



How To Find The Property

Take the Woodhouse Road A60 out of Mansfield continuing past the Black Bull public house, on approaching the traffic lights take a left turn into Butt Lane and continue until taking a right turn onto Church Hill B6032, at the roundabout take the first left then take the first right onto Castle Street, at the bottom of Castle Street continue straight over Station Street onto Vale Road take the eventual left turn onto Greenwood Avenue, where the property is located on the right hand side, clearly marked by one of our sign boards.

Entrance Hall

7'1" x 5'10"

The entrance hall is accessed via a composite door to the front of the property. Features laminate floor covering, stairs lead to the first floor and an internal door provides access to the living room.

Living Room

13'11" x 12'

A UPVC double glazed window provides natural light from the front elevation, laminate flooring continues throughout the downstairs space. There's a very practical storage cupboard offering storage solutions. Central heating radiator, power points and door to the kitchen.

Kitchen

12' x 7'3"

The kitchen offers wall and base units, along with a freestanding gas cooker included in the sale, a sink unit with a UPVC double glazed window offering view of the rear garden. Additionally, there is space and plumbing for a washing machine and space for a condensing tumble dryer, laminate flooring and access to the rear entrance area.

Rear Entrance

The rear entrance provides access to the garden via a UPVC door, a walk-in storage cupboard takes care of storage needs, along with an internal door to the downstairs WC and laminate flooring.

Downstairs WC

5'3" x 2'8"

Having a low flush WC and laminate flooring.

First Floor

Bedroom No 1

12' maximum x 10'11"

Bedroom one is a double room and has a UPVC double glazed window to the front, a shelved storage cupboard, central heating radiator, power points and newly fitted carpet.

Bedroom No 2

10'2" maximum x 8'5"

Bedroom two overlooks the garden via a UPVC double glazed window to the rear and includes fitted wardrobes with sliding doors, a central heating radiator, power points newly fitted carpet.

Bedroom No 3

9'7" x 6'5"

Bedroom three features a UPVC double glazed window overlooking the rear garden, central heating radiator, power points and newly fitted carpet.

Shower Room

7'10" maximum x 5'10" maximum

The shower room offers a modern suite installed in 2022 with a mains fed shower, with wet wall boarding to the cubical. A low flush WC, sink unit with storage beneath, a chrome heated towel rail and further cupboard providing further storage.

Outside

The front of the property has a low maintenance pebbled front which has provided parking for 2 cars for the current owners, however potential buyers must be aware that the curb is not lowered.

The rear garden is a lovely size and ideal for relaxing on those summer evenings or or children to play. Enclosed by timber fencing, the garden offers a paved patio area ideal for seating and a lawn with a central path leading to a shed at the bottom of the garden, which is to be included in the property sale. Gated access also leads round to the front.

Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

