



Offers In The Region Of £165,000 Freehold

EDGAR AVENUE | MANSFIELD | NG18 2AZ



THE PERFECT LOCATION... Neatly nestled away, but within walking distance of Mansfield Town centre, is this three bedroom semi-detached home which suits an array of buyers. This property certainly has heaps of potential and space for its new owner to make it their own.

The entrance porch leads into the inner hallway which gives access to the ground floor accommodation. There are two reception rooms which currently lend themselves as a lounge and dining room but offer versatile living to suit any buyers needs. Completing the ground floor is the kitchen, fitted with a range of units and access to the rear garden for convenience. As well as a useful cellar which is the size of the lounge, perfect for additional storage space.

The first floor hosts three well proportioned bedrooms, all of which are a great size and offer a wonderful amount of space for your furnishings. In addition there is a shower room and separate WC.

Outside offers an impressive corner plot which includes a driveway leading to a detached garage with an electric door. The rear garden hosts a spacious lawn area with a cabin at the bottom offering versatility to become a seating area, perfect in the summer months. Call today to arrange a viewing!





Porch 3'8" 9'1"
uPVC entrance porch which gives access to;

Entrance Hall
With carpet flooring, radiator, storage cupboard and stairs off to the first floor.

Kitchen 9'1" 9'10"
Complete with a range of wall and base units with complimentary work surfaces above. There is space and plumbing for a washing machine and under-counter fridge. The room is finished with windows the side elevation, a door to the rear garden and the central heating boiler.

Cellar
With ample storage space.

Dining Room 11'10" 12'7"
With carpet flooring, gas fireplace, radiator and patio door to the rear garden.

Living Room 11'2" 11'10"
With carpet flooring, gas fireplace, radiator and a box bay window to the front elevation.

Bedroom One 11'11" 12'9"
With carpet flooring, radiator and window to the rear elevation.

Bedroom Two 11'3" 11'11"
With carpet flooring, radiator and window to the front elevation.



Bedroom Three 7'2" 8'11"
With carpet flooring, radiator and window to the rear elevation.

Shower Room 5'0" 8'11"
Fitted with a glass shower cubicle, hand wash basin and heated towel rail. The room is finished with part tiled walls and an opaque window to the front elevation.

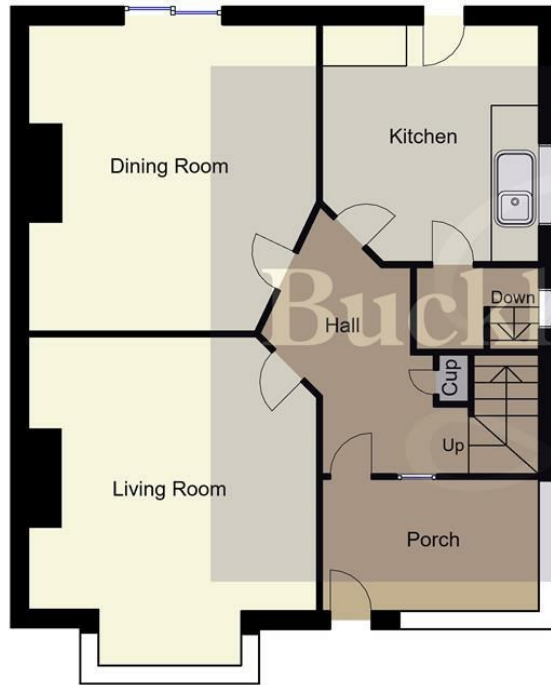
WC
With a low flush WC, part tiled walls and an opaque window the side elevation.

Outside
Occupying a well sized corner plot, the front offers a concrete driveway

leading to a detached garage. The rear has a paved patio extending from the property and steps down to lawns with mature, decorative borders.



Ground Floor
51sq.m / 553.23sq.ft
Approx.



First Floor
45sq.m / 484.28sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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