



£795 Per Month

43 FOURTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PG

BuckleyBrown
ESTATE AGENTS

***COMING SOON* MORE PHOTOS TO COME!!!** Welcoming to the market this three-bedroom property, located within the sought-after and historic village of Edwinstowe. Boasting a well-appointed internal layout, this property is currently undergoing renovation, so will be an outstanding find! The surrounding area is terrific too, being within close distance to nearby shops, amenities, the high street and Sherwood Forest! Let's take a look inside..

The ground floor welcomes you to a spacious living room. There's lots of space for furnishings and homely touches here, along with dual aspect windows that allow a wealth of natural light to flow through the space wonderfully. Just next door is the kitchen/diner which is equipped with a range of units to utilise, along with space for all essential appliances. There's lots of dining space to utilise here, perfect for enjoying sit down meals. Completing the floor is a handy WC.

The first floor welcomes you to three bedrooms, all of which are a great size with lots of space and flexibility to add your own stamp. The bathroom can also be found just off the landing and comprises of a three-piece suite where you can unwind after a long day.

The outside space benefits from a laid-to-lawn rear garden that is a great size with a surrounding fence for additional privacy. A great setting to enjoy quality time with family and friends!

Don't miss out on this excellent find! Call our team today and book in a viewing!

Living Room 10'11" x 18'0"

With fitted carpets, feature fireplace, two central heating radiators and dual aspect windows to the front and rear elevation.

Kitchen/Diner 8'10" x 18'0"

Complete with a range of modern units with complementary worktop over, inset sink and drainer, space for a freestanding cooker with extractor fan above, space and plumbing for a washing machine, space for a full-size fridge-freezer, ample dining space, central heating radiator and dual aspect windows to the front and rear elevation.

WC

Complete with a low flush WC and opaque window to the rear elevation.

Landing

With access into;

Bedroom One 9'0" x 17'11"

With central heating radiator and dual aspect windows to the front and rear elevation.

Bedroom Two 9'6" x 11'0"

With central heating radiator and window to the front elevation.

Bedroom Three 8'0" x 8'2"

With central heating radiator and window to the rear elevation.

Bathroom 4'5" x 7'9"

Complete with a fitted bath, low flush WC, hand wash basin and opaque window to the rear elevation.

Outside

Featuring a spacious garden to the rear with a well-established lawn, storage shed and a surrounding fence for additional privacy.

Ground Floor
43 sq.m / 457.60 sq.ft
approx.

First Floor
47 sq.m / 503.80 sq.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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (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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