



£695 Per Month

97 SIXTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PW

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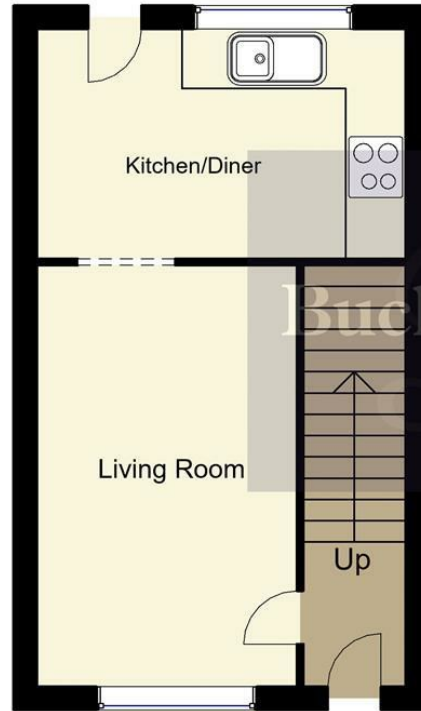
AN ABSOLUTE GEM! This beautifully styled two bedroomed, modern and attractive semi detached house occupies a lovely plot in the popular village of Edwinstowe. Featuring an entrance hall which leads nicely into the tastefully and neutrally decorated reception room. To the rear of the property which overlooks the garden is the fitted kitchen, fitted with a range of matching units and a door provides access outside for convenience. The first floor is where you will find the two bedrooms, with the master having a lovely cosy feel about it. The bathroom is well appointed and presented with an attractive suite in white. The outside space really does compliment this home exceptionally well, having a driveway which allows for off street parking and gated access gives direct access to the stunning rear garden. The garden has been exceptionally well maintained having a well sized patio with the rest being laid to lawn. This is a home that truly needs to be viewed to be appreciated and we are sure you will not be disappointed! Call now to view! The gov.uk website outlines that this property is a council tax band A, however we recommend that any interested party conducts their own research.







Ground Floor
26 sq.m/277.90 sq.ft
Approx.



First Floor
25 sq.m/272.20 sq.ft
Approx.



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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			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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