



£200,000

EDGEHILL GROVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AS

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ESTATE AGENTS

A WONDERFUL RESIDENCE!.. We welcome you to this lovely two bedroom semi-detached house positioned in the popular and convenient area of Mansfield Woodhouse, this is the perfect buy for first time buyers or families! Let's take a look inside...

Upon entry, you will be welcomed to the light and airy lounge, with neutral decor and a bay front window allowing a wealth of natural daylight to flow through the room. Just next door, you will be met by the open plan kitchen/diner which is kitted out with a range of matching units and cabinetry, an inset sink and space for appliances, everything you need to cook meals for the family! There is also a breakfast bar offering the perfect spot to enjoy your morning cup of tea! Not to mention the patio doors leading out onto the back garden. Completing the ground floor is a handy downstairs WC. Like what you see so far? Lets take a look upstairs..

From the landing, you'll discover two well proportioned bedrooms, both of which offer space and flexibility to add your own stamp. The master bedroom also benefits from a dressing area, making getting ready in the morning easy and convenient while adding a luxury touch to the home. The family bathroom is found just off the landing and comprises of a three piece suite.

Heading outside, you will find a private garden with a well-maintained lawn, patio seating area, perfect for al fresco dining! This is a terrific space to unwind. The front offers a private driveway with ample space for off-road parking. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

Giving access to;

Living Room 10'11" x 13'0"

Light and airy space with a bay window to the front elevation.

Kitchen 8'9" x 13'0"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and breakfast bar feature. With access to the WC.

WC

Fitted with a hand wash basin and low flush WC.

Dining Room/Living Room 11'11" x 14'4"

Ample space for all your furnishings fitted with an external door to the side along with a window and patio doors to the rear elevation.

Landing

With a window to the side elevation and further access to;

Bedroom One 8'11" x 10'5"

With carpeted flooring, central heating radiator and space to create a lovely dressing room. Fitted with windows to the rear elevation.

Bedroom Two 10'11" x 13'3"

With carpeted flooring, central heating radiator, built in cupboard and a window to the front elevation.

Bathroom 5'4" x 5'10"

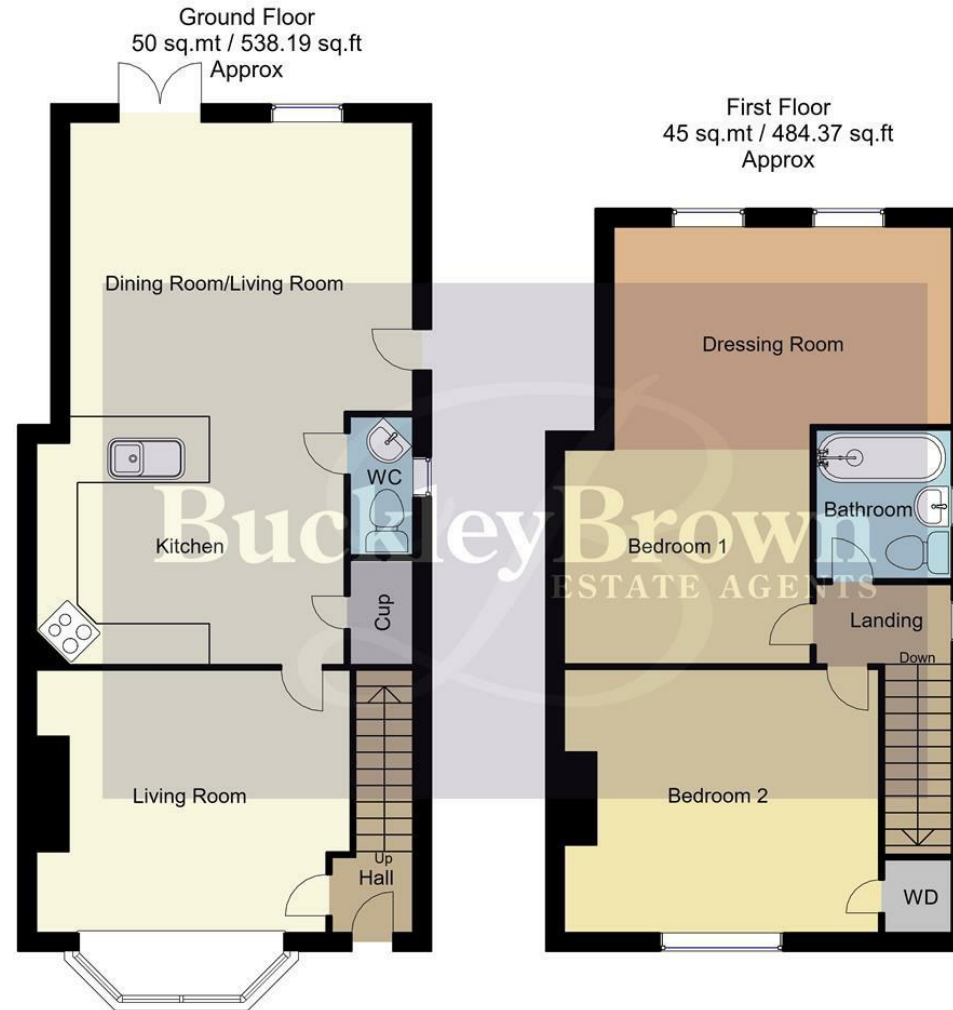
Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. With a window to the side elevation.

Outside

Spacious private drive to the front of the

property. The rear garden comprises of a patio seating area, steps leading up to the lawn area and fence surround. The garden also hosts a large shed with fully fitted electrics. (14ft x 17ft)





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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(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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