



FOURTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PA

**BuckleyBrown**  
ESTATE AGENTS

A GREAT INVESTMENT OPPORTUNITY!!.. We have an excellent opportunity to acquire these two, 2 bedroom flats positioned in the sought-after area of Edwinstowe! This is the perfect buy for landlords looking to extend their portfolio, alternatively, there is the option to convert this back to its original semi-detached house.

#### 46A Fourth Avenue

Upon entry, you will be welcomed to the large bright entrance hall which leads us to the light and airy lounge, with neutral decor and carpeted flooring which creates an abundance of space for homely furnishings and personal touches. Just next door, you will be met by the second bedroom, which is currently being used as a dining room offering great versatility. The kitchen is kitted out with a modern range of units and cabinetry, an inset sink and space for appliances, everything you need to cook meals for the family! From the inner hall you will be met with the master bedroom, which is spacious and offers space for homely furnishings. There is also a shower room and a utility which completes this flat. The outside offers an impressive sized and enclosed garden with a well-maintained lawn and a patio seating area. To the front hosts handy off-street parking.

#### 46B Fourth Avenue

From the landing, you'll discover the living room which is of a generous size and with a neutral palette, making it easy to add your own stamp. The kitchen is complete with a modern range of units and cabinetry with work surfaces over. There is also space for appliances. Just off the landing, you will find two bedrooms, both of which have been decorated to a modern style, offering space and flexibility to add your homely furnishings. The shower room is very neutral and clean looking, comprising a shower cubicle, a hand basin and low flush WC. The outside hosts handy off-street parking.

The beauty of these flats is that they are move-in ready for those not wanting a project! Call today to book a viewing!





**Hall 46a**

A large entrance hall with access to;

**Living Room 46a 9'10" x 17'10"**

Complete with window to the front and rear elevation.

**Bedroom Two / Dining Room 46a 8'5" x 8'8"**

With window to side elevation.

**Kitchen 46a 5'6" x 8'8"**

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

**Master Bedroom 46a 7'0" x 11'0"**

With window to side elevation.

**Utility 46a 3'10" x 7'0"**

For ample storage space.

**Shower 46a 6'11" x 7'0"**

Complete with a three-piece suite. With window to rear elevation.

**Outside 46a**

To the rear hosts an enclosed lawn and patio seating area. to the front offers off-street parking.

**Landing 46b**

With access to;

**Living Room 46b 8'6" x 12'11"**

With window to side elevation.

**Kitchen 46b 4'2" x 8'6"**

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

**Bedroom One 46b 9'4" x 10'3"**

With window to front elevation.

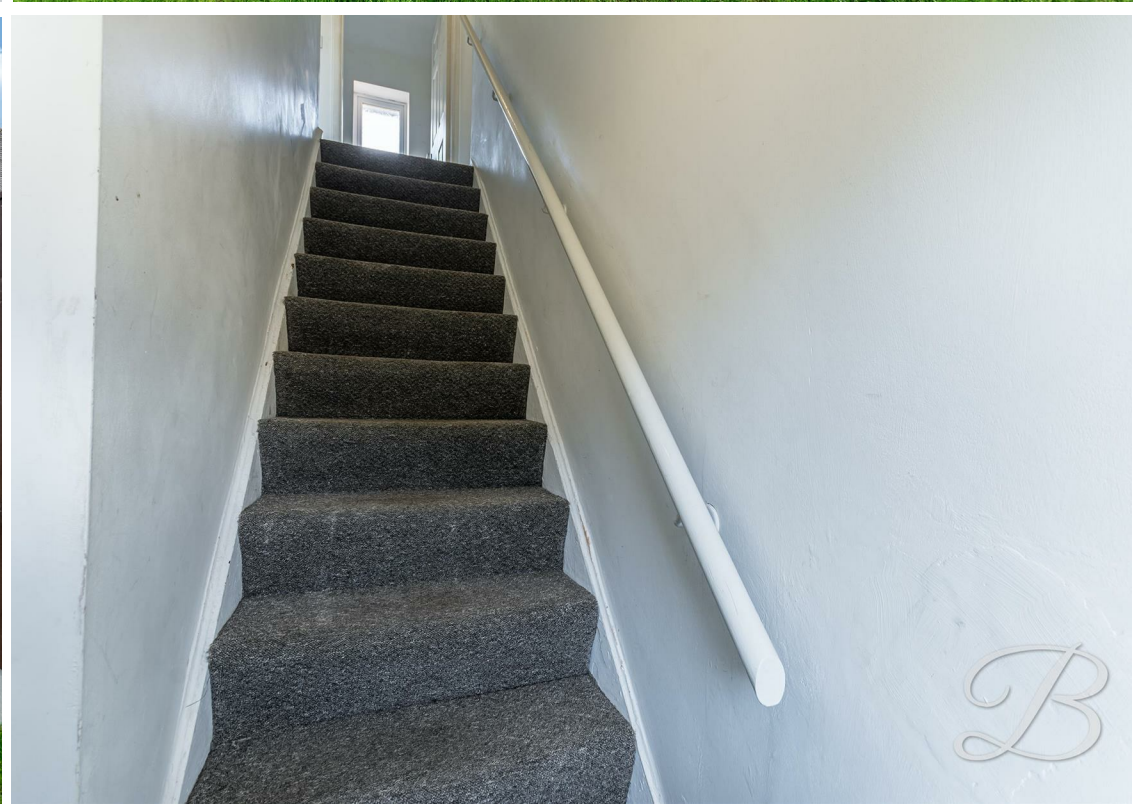
**Bedroom Two 46b 7'6" x 8'3"**

With window to rear elevation.

**Shower Room 46b 5'11" x 4'4"**

Complete with a three-piece suite. With window to rear elevation.







First Floor  
39 sq.mt / 419.79 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. Specially 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			
(81-91) B			
(69-80) C			72
(55-68) D		57	
(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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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