



Offers In The Region Of £190,000

SIXTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PW

**BuckleyBrown**  
ESTATE AGENTS

## READY TO MOVE IN...

Set in the picturesque and historic village of Edwinstowe—this charming three-bedroom semi-detached home offers a perfect blend of comfort and tranquil village living. Lovingly maintained throughout, the property is ready to move into and ideal for families, couples, or anyone seeking a peaceful retreat with easy access to local amenities.

The home opens into a welcoming entrance hallway that leads into a well-equipped kitchen which is fitted with all essential appliances, perfect for cooking delicious meals. Sleek units providing plenty of storage along with decorative splashback tiles. Moving through to the living room where you will find ample space for all of your desired furnishings, further complemented by patio doors opening to the rear garden.

Upstairs, the home features three generous bedrooms, all offering ample space for beds and additional furniture. The family bathroom is located just off the landing and comprises a three-piece suite, including a bath with shower over, wash basin, and WC.

To the rear, the garden is a low-maintenance space with both a decked seating area and well maintained lawn—ideal for children, pets, or summer gatherings. To the front, there is a neatly maintained frontage, private driveway and garage.

Call now to arrange a viewing!





**Hall**

Access to;

**Kitchen 6'1" x 11'3"**

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Window to the front elevation.

**Living Room 11'9" x 17'10"**

Spacious reception room with carpeted flooring, central heating radiators and ample furniture space. Fitted with a window and patio doors the rear elevation.

**Landing**

With further access to;

**Bedroom One 9'6" x 11'6"**

Carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Two 8'1" x 10'6"**

Carpeted flooring, central heating radiator, fitted cupboards and a window to the rear elevation.

**Bedroom Three 6'9" x 8'10"**

Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bathroom 5'10" x 10'11"**

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the front elevation.

**Garage 8'0" x 16'4"**

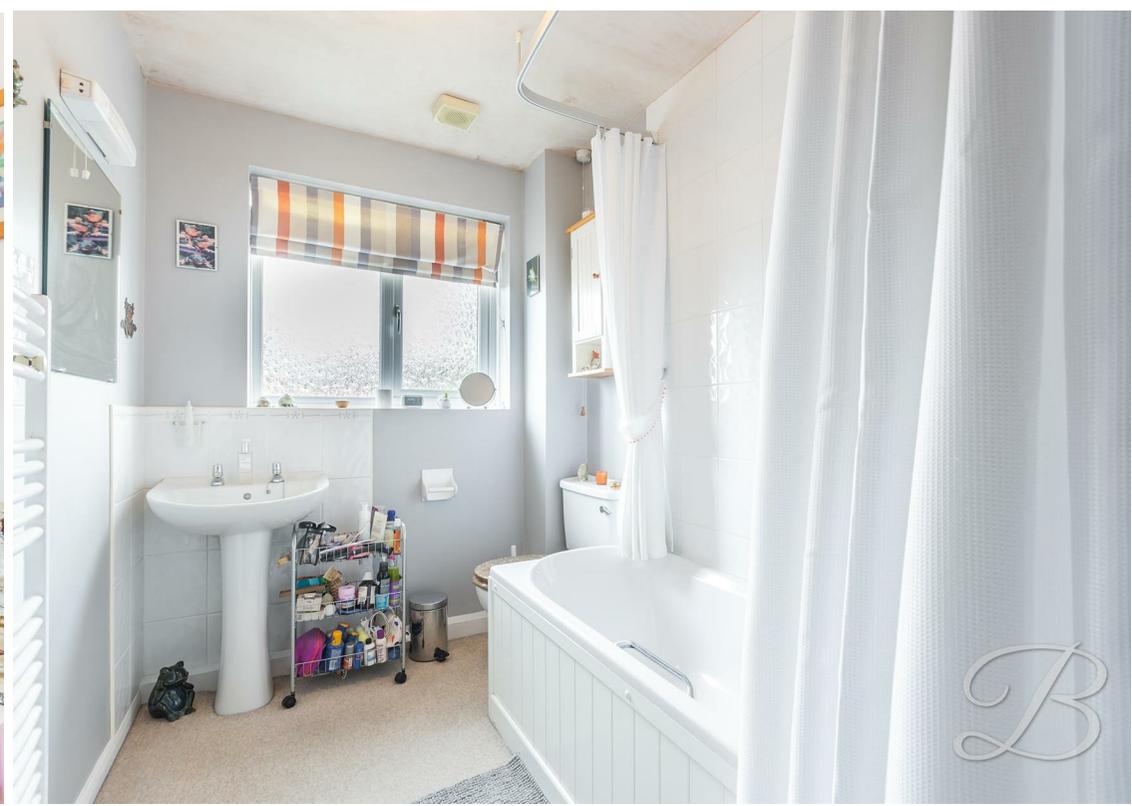
Accessible front the front elevation with a door internally giving access to the hallway.

**Outside**

Low maintenance frontage with a well kept lawn alongside a private driveway and



garage. Private rear garden which is mainly laid to lawn with a decked seating area and fence surround.



Ground Floor  
49 Sq.m/ 526.74 Sq.ft  
Approx

First Floor  
44 Sq.m/ 468.32 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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