

£195,000 9 CENTRAL AVENUE I I MANSFIELD I NG18 2RD



HOME SWEET HOME!

Sold with tenant in situ and beautifully presented and full of charm, this threebedroom semi-detached property in Mansfield is ideal for investors to grow their portfolio as this property will be sold tenant in situ.

Step inside and you'll be welcomed into a warm and inviting entrance hallway. The first room to draw your attention is the bright and airy lounge, tastefully styled and featuring a stunning fireplace that creates a cosy focal point. French doors open out to the rear garden, allowing plenty of natural light to pour in and offering seamless indoor-outdoor living.

Just across the hall is the kitchen, complete with classic shaker-style units, a complementary worktop, and a layout that's both stylish and functional. The ground floor also includes a handy WC and a storage cupboard to keep things tidy and organised.

Upstairs, you'll find three generously sized bedrooms, all thoughtfully decorated, along with a sleek, fully tiled family bathroom.

Outside, the rear garden is sure to impress with its spacious lawn and patio area perfect for entertaining or simply enjoying sunny days with the family. At the front, a gravelled driveway provides convenient off-road parking.

Ready to make this house your home? Call today to arrange your viewing!







Hall

Laminate flooring hallway with access into the living room.

Living Room 13'0" x 15'8"

Carpeted living room with central heating radiator, feature fireplace, room for a small dining table and chairs. Patio doors to the rear elevation and a window to the front elevation.

Kitchen 8'0" x 15'8"

Matching cabinets with wooden worktops above, laminate flooring, integrated appliances along with space for more, tiled splash back, an inset sink, a small breakfast bar and windows to the front and rear elevation along with a patio door to the back porch. WC 2'11" x 6'3" Low flush WC with hand wash basin.

Landing

Landing with access to all first floor rooms.

Bedroom One 10'5" x 15'6" Spacious master bedroom with carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Two 8'3" x 12'3" Spacious bedroom with carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Three 7'0" x 8'10" Versatile bedroom with carpeted flooring, central heating radiator and window to the rear elevation.

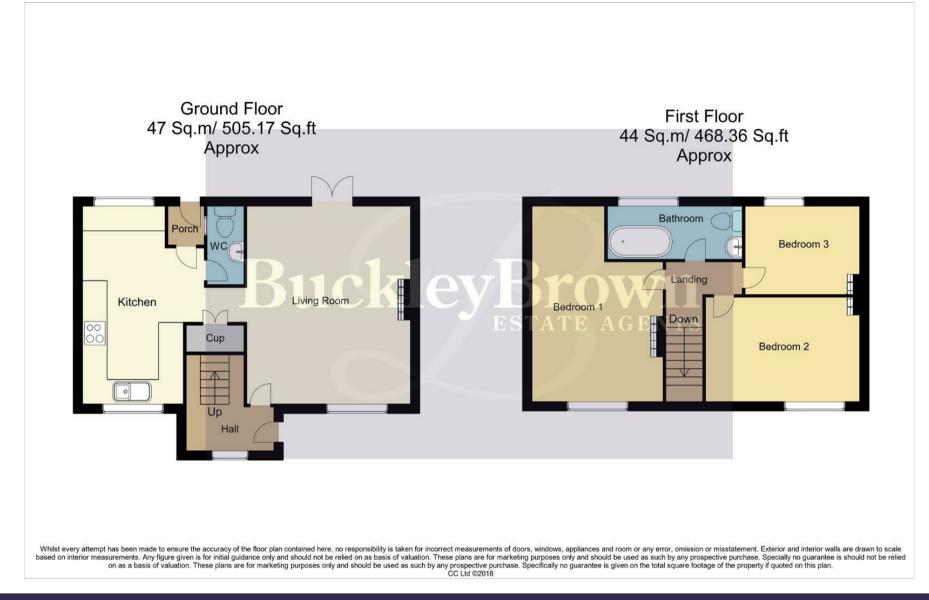


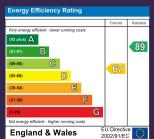
Bathroom 4'2" x 10'9" Three piece suite with bath, low flush WC and hand wash basin.

Outside

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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.



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