

HoldenCopley

PREPARE TO BE MOVED

Meden Avenue, Mansfield, Nottinghamshire NG19 8SP

Guide Price £200,000 - £220,000

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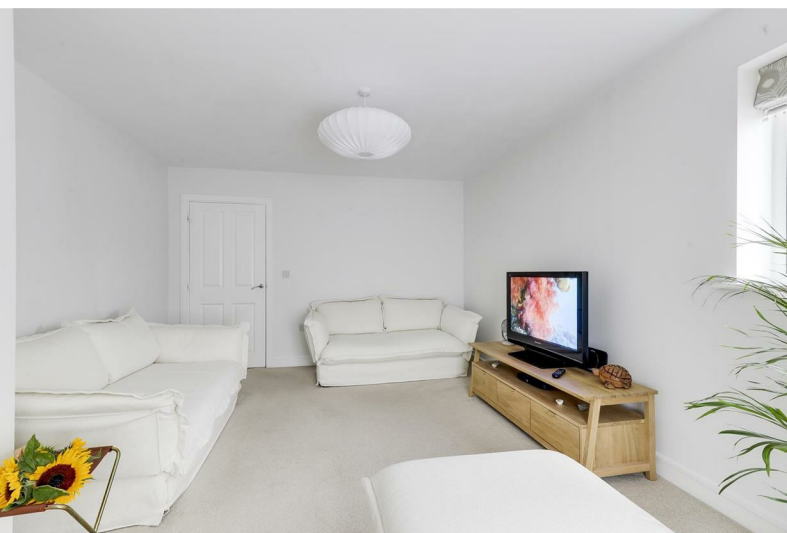


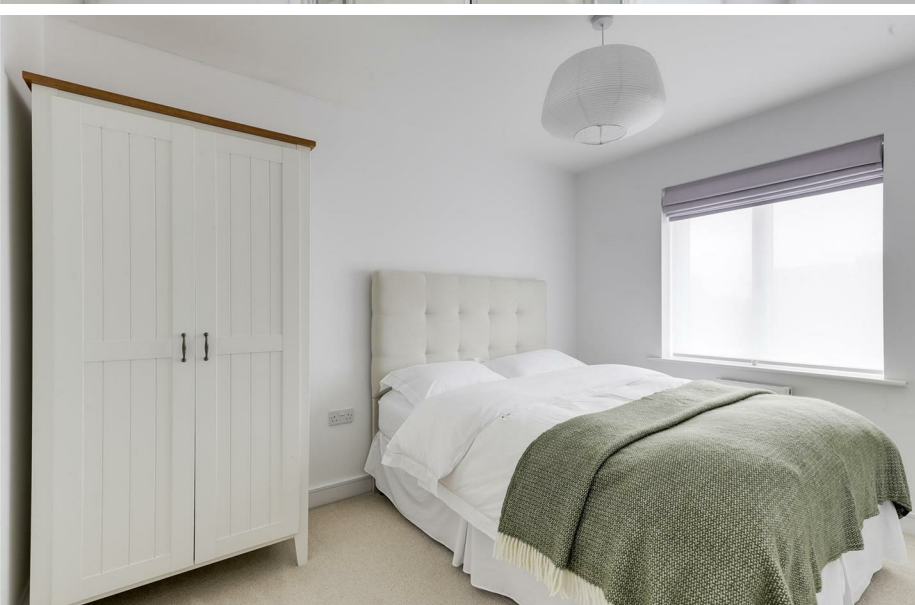
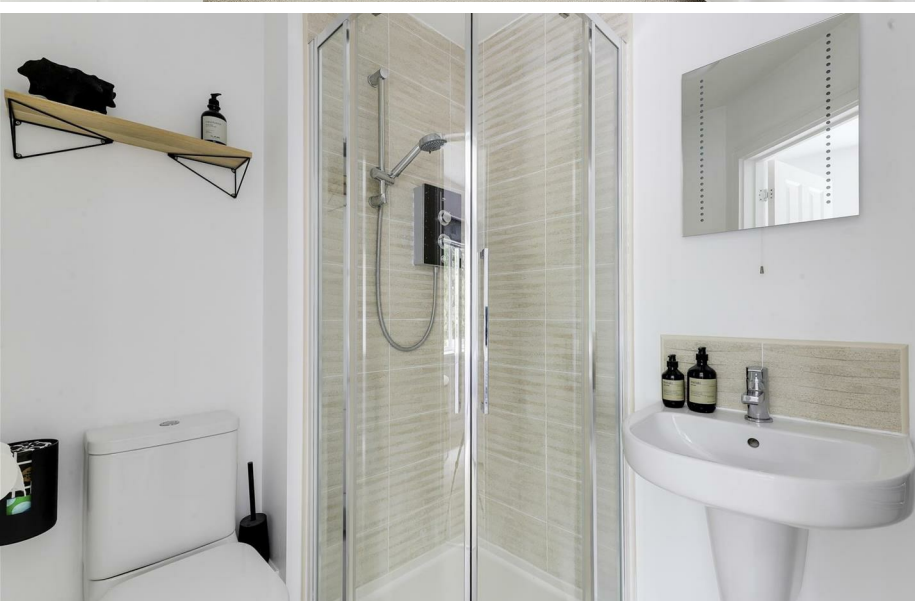
GUIDE PRICE £200,000 - £220,000

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached home is ready to move straight into and is perfect for first-time buyers. Positioned in a popular residential area, the property enjoys easy access to local shops, schools, and excellent transport links including the M1 motorway. For those who enjoy the outdoors, the stunning Peak District National Park is also within close reach. Inside, the ground floor offers a welcoming entrance hall leading into a bright and spacious bay-fronted living room. At the heart of the home is a modern kitchen diner, complete with double French doors that open onto the rear garden, creating a perfect space for entertaining or family dining. A handy ground floor W/C adds extra convenience. Upstairs, there are two double bedrooms and a further single bedroom. The main bedroom is complemented by a built-in wardrobe and a private en-suite, while the family bathroom serves the additional bedrooms. Outside, the property benefits from a driveway providing off-road parking for two cars and a lawned front garden with mature shrubs. To the rear, a generous garden offers a patio seating area and a well-kept lawn, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'8" x 4'11" (2.96 x 1.50)

The entrance hall has tiled flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

14'9" x 11'10" (4.50 x 3.61)

The living room has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

15'1" x 9'10" (4.62 x 3.01)

The kitchen diner has a range of fitted units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, hob, extractor fan & fridge freezer, space and plumbing for a washing machine, integrated dishwasher, a radiator, vinyl flooring, an in-built cupboard, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

6'1" x 3'4" (1.86 x 1.04)

This space has a low level dual flush W/C, a wash basin with a mixer tap, vinyl flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

10'8" x 3'5" (3.26 x 1.06)

The landing has carpeted flooring, two in-built cupboards, access to the first floor accommodation and access to the loft.

Master Bedroom

12'9" x 9'11" (3.90 x 3.04)

The main bedroom has carpeted flooring, a radiator, an in-built wardrobe, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

5'10" x 5'1" (1.80 x 1.56)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with an electric power shower fixture, a heated towel rail, partially tiled walls, vinyl flooring and an extractor fan.

Bedroom Two

11'3" x 8'0" (3.45 x 2.45)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

7'5" x 6'10" (2.27 x 2.09)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

8'0" x 6'10" (2.46 x 2.10)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, gated access to the rear garden, a garden area with a lawn and shrubs.

Rear

To the rear of the property is an enclosed garden with a paved patio seating area, a lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Netomnia

Broadband Speed - Ultrafast Broadband available with the highest download speed at 10000Mbps & Highest upload speed at 10000Mbps

Phone Signal – Good coverage of Voice, 4G & little coverage 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating -Bolsover District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

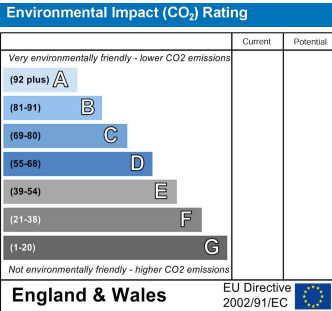
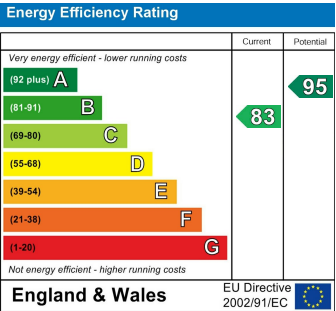
Service Charge in the year marketing commenced (£PA): £217.49

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

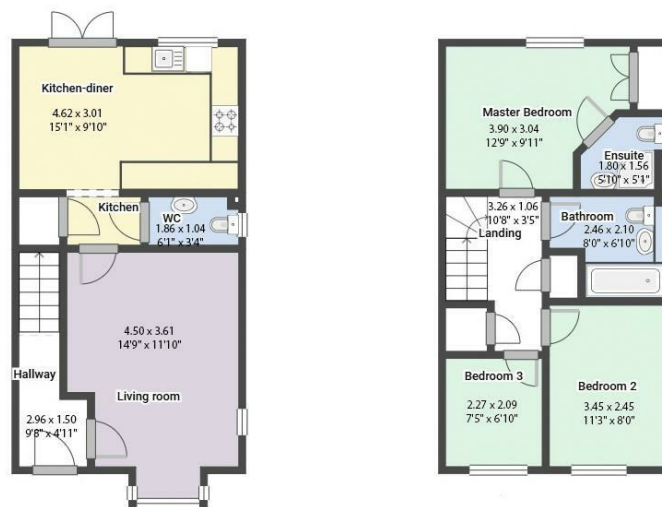
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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