

HoldenCopley

PREPARE TO BE MOVED

Fifth Avenue, Edwinstowe, Nottinghamshire NG21 9NR

Guide Price £120,000 - £130,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this spacious three-bedroom end-terraced house presents an ideal opportunity for buyers looking to create their perfect home or investors seeking a property with great potential. Located in the popular village of Edwinstowe, renowned for its scenic surroundings on the edge of Sherwood Forest, the area offers a range of local amenities including shops, pubs, cafes, and excellent schools. Residents also benefit from easy access to nearby towns and picturesque walking and cycling routes, making it perfect for families or those seeking a rural lifestyle with convenience. The ground floor comprises an entrance hall, a large living room with a fireplace, a dining room, and a spacious kitchen. Upstairs, there are three good-sized bedrooms, a wet room, and a separate WC, providing practical accommodation for a family or multiple occupants. Externally, the property features an enclosed front garden and unallocated off-road parking. To the rear, there is a substantial enclosed garden with a large lawn and a detached outhouse, offering ample outdoor space for entertaining, gardening, or storage. This property is an excellent opportunity to secure a home with space, potential, and a fantastic location in Edwinstowe, perfect for families, first-time buyers, or investors looking to add value.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen
- Three-Piece Bathroom Suite
- Additional WC
- Sold As Seen
- Generous Sized Garden With Detached Outhouse
- Unallocated Off-Road Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*10" x 3*1" (1.19m x 0.96m)

The entrance hall has wood-effect flooring and a single UPVC door providing access into the accommodation.

Living Room

18*0" x 10*7" (5.50m x 3.23m)

The living room has a UPVC double-glazed window to the front and rear elevation, laminate flooring, an electric fireplace with a decorative wooden mantelpiece and tiled inset, an aerial point, and two radiators.

Dining Room

11*10" x 10*0" (max) (3.63m x 3.06m (max))

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Kitchen

15*0" x 7*8" (4.59m x 2.35m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for various appliances, tiled splashback, a wall-mounted BAXI boiler, a radiator, an in-built under stair cupboard, a UPVC double-glazed window to the rear elevation, and a single composite door to access the garden.

FIRST FLOOR

Landing

8*6" x 5*10" (2.60m x 1.79m)

The landing has exposed flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

17*11" x 10*5" (max) (5.48m x 3.19m (max))

The first bedroom has a UPVC double-glazed window to the front and rear elevation, exposed flooring, two radiators, and in-built cupboards.

Wet Room

8*3" x 4*3" (2.52m x 1.32m)

The wet room has a low level dual flush WC, a wall-hung wash basin, a wall-mounted electric shower fixture, vinyl flooring, fully tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11*11" x 9*11" (max) (3.65m x 3.04m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, exposed flooring, a radiator, and an in-built cupboard.

Bedroom Three

8*9" x 7*7" (max) (2.69m x 2.32m (max))

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

WC

This space has a low level dual flush WC, a radiator, vinyl flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with mature trees and shrubs, fence panelled boundaries, and gated access to the garden. Additionally, there is unallocated off-road parking.

Rear

To the rear of the property is a private enclosed garden with a concrete seating area, a lawn, and a detached outhouse.

Outhouse

12*8" x 7*11" (3.88m x 2.43m)

The outhouse has double doors opening out to the garden.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, nexfibre, Connect Fibre
Broadband Speed - Ultrafast available - 10000 Mbps (download) 10000 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

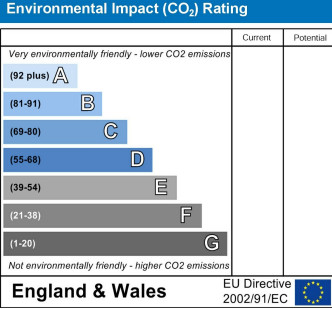
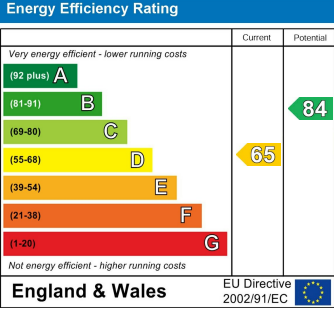
Council Tax Band Rating - Newark and Sherwood District Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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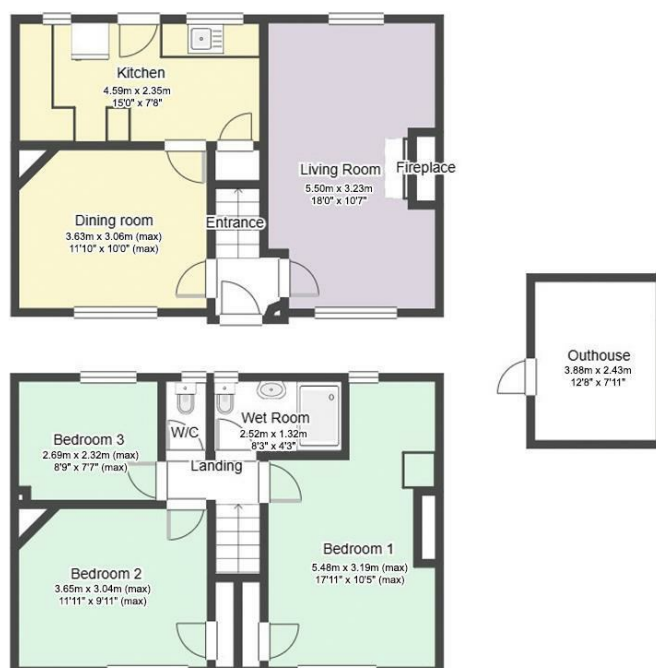
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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