



73 Burlington Avenue, Langwith Junction, Mansfield, NG20 9AB

Offers In The Region Of £133,000

- Semi Detached Property
- Three Double Bedrooms
- Popular Location
- Located Close to Local Amenities & Public Transport Links
- Combi Boiler less than 3 Years Old.
- Re Wire Previously
- No Upward Chain
- Private Enclosed Rear Garden & Off Street Parking

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**** No Chain**Not One To Missed****

Tassi are delighted to offer to the market this spacious, clean and tidy three bed semi detached home which provides accommodation arranged over three floors to include an entrance hall, lounge, dining room, pantry and kitchen to the ground floor, with the first floor landing giving access to two double bedrooms and the four piece bathroom suite and the second floor you have the third double bedroom with amazing eaves space.

Benefiting from gas central heating less than 3 years old, double glazing and having been rewired as well and freshly decorated throughout.

The front garden offers a shared pathway leading the front door with low maintenance stoned front with walled boundaries, to the side you have the private jitty leading to the enclosed rear garden and access gate for security. To the rear you have a fully enclosed garden with wall and concrete panel boundaries, double metal access gates to the off road parking and lawn area with mature shrubs and planters.

There are two outbuildings , the first offers window to the side aspect, boiler, lighting & electric with base units for storage and the second offers low flush WC and outside tap.

The property is within easy reach of local facilities and train station.



Council Tax Band:



Ground Floor Accommodation

Entrance Hall

Ceiling light point, carpet flooring, stairs off to the first floor, door into the:-

Dining Room

UPVC double glazed window to the rear aspect, carpet flooring radiator, ceiling light point with arch opening to the :-

Lounge

UPVC double glazed bay window to the front elevation, radiator, carpet flooring, ceiling light points and wood burning stove.

Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, sink and drainer unit with a mixer tap and built in electric oven and hob,

UPVC double glazed window to the side elevation, part tiled walls, vinyl floor covering, radiator, ceiling light point, pantry storage cupboard and UPVC door to the side aspect,

Pantry

Good size pantry with lighting and power.

First Floor Accommodation

First Floor Landing

Ceiling light point, carpet flooring, doors into two bedrooms and bathroom with stairs off to the second floor.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator, built in wardrobe with sliding doors.

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator and storage cupboard.

Bathroom

Four piece bathroom suite comprising sink house in unit, double shower, Wc and bath. Opaque UPVC double glazed window to the rear elevation, radiator, soft vinyl floor covering, ceiling light point and storage cupboard

Second Floor Accommodation

Bedroom Three

UPVC double glazed window to the front elevation, ceiling light point, radiator , loft access and eaves access to a spacious area.

Outside

To the front you have an enclosed low maintenance yard area accessed via a shared pathway leading to the front door.

To the rear you have a good size garden, low maintenance with lawns, plated borders and a good size concrete driveway.

Outhouses's

The first outhouse offer low flush WC and outside tap with the second having base storage units, power, lighting and housing the combi boiler

Tassi Sales & Lettings Referral Arrangement

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

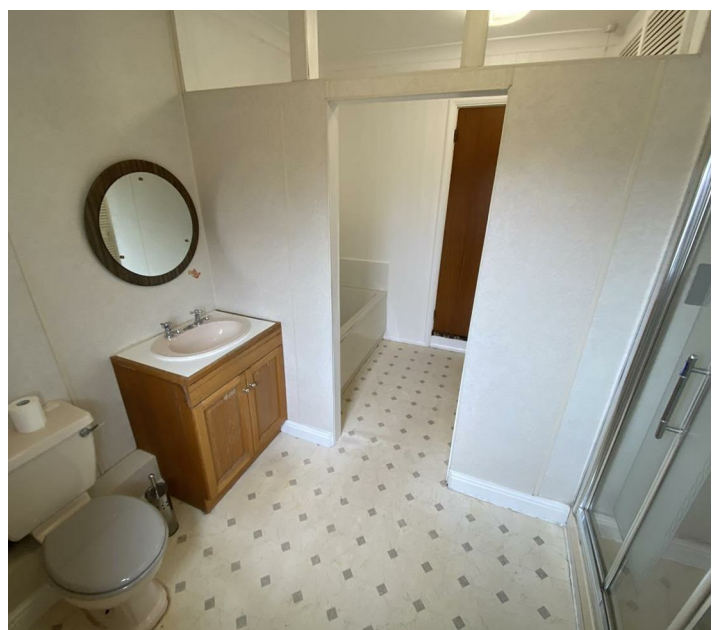
These sales particulars are produced in good faith and are not intended to form part of a contract.

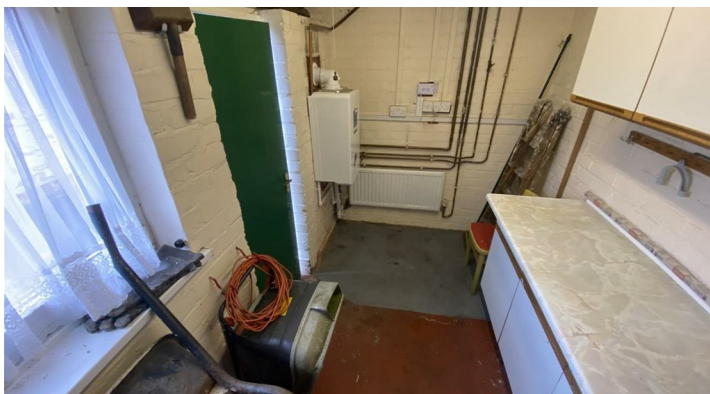
Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

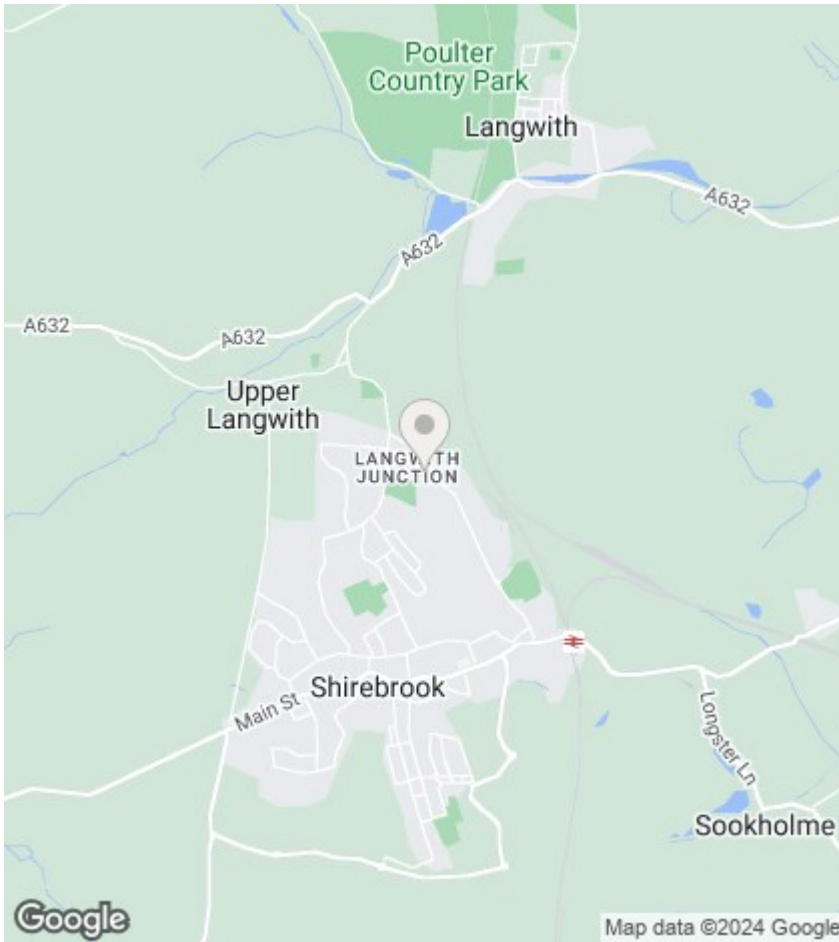
Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving

license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.







Directions

Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

