



Clumber Avenue

Rainworth, Mansfield, NG21 0DX

£180,000



NO UPWARD CHAIN - IDEAL FTB / BTL PROPERTY - PRIME LOCATION - NEWLY RENOVATED - PRICED TO SELL

This delightful semi-detached house offers so many reasons why to purchase it !

A perfect blend of comfort and convenience with three well-proportioned bedrooms, this property is ideal for buyers wanting to pick up the keys and pop your feet up. Finished to a high standard throughout there is nothing to do. This property on Clumber Avenue presents a wonderful opportunity for those looking to settle in a welcoming community with walking distance to the school, sports centre and shops.

Don't miss the chance to make this lovely house your own.



Description
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This newly renovated property situated in a prime location in Rainworth, walking distance to the senior school, sports centre, shops etc has been brought to life and is ready to move straight into without any further works required. All new including the combi boiler.
The property briefly comprises of a lounge, kitchen diner with pantry, three bedrooms, bathroom and a separate toilet. More than generous corner garden with off road parking and a rear garden with out buildings.

Entrance Hallway
The property is entered through the front facing upvc door into the hallway with vinyl flooring, cupboard housing the utility meters and access to the stairs leading to the first floor.

Lounge 13'6" x 11'11" (4.14m x 3.64m)
The lounge is a bright room allowing the natural light to flood through the dual aspect windows, carpet and a wall mounted electric decorative fire with heat and featured flames.

Kitchen / Diner 4.59m x 3.17m
The kitchen / diner has navy base units with speckled worktop, sink, washing machine, fan assisted oven and four ring electric induction hob with a chimney style extractor hood above and a vertical modern radiator. The room is of a generous size allowing space for a dining table with an additional pantry with a worktop. The upvc leads out into the rear garden. The combi boiler is located in kitchen.

Stairs & Landing
The carpet stairs leads to the first floor with an airing cupboard and loft access.

Master Bedroom 12'11" x 10'0" (3.95m x 3.06m)
The master bedroom is a double room front facing with carpet, radiator with TRV and a centre ceiling light.

Bedroom Two 10'5" x 9'8" (3.18m x 2.96m)
A rear facing double room with carpet, radiator and centre ceiling light.

Bedroom Three 8'11" x 8'2" (2.72m x 2.50m)
A single bedroom side facing with carpet and radiator and centre ceiling light.

Bathroom 5'6" x 5'5" (1.70m x 1.67m)
The bathroom comprises of a bath with shower and rain hood over and a tri folding shower screen, part aqua boarded wall and hand basin with vinyl flooring.

Cloak Room 2'8" x 6'1" (0.82m x 1.87m)
Always a convenience to have a separate cloakroom with a wc and rear facing obscure window.

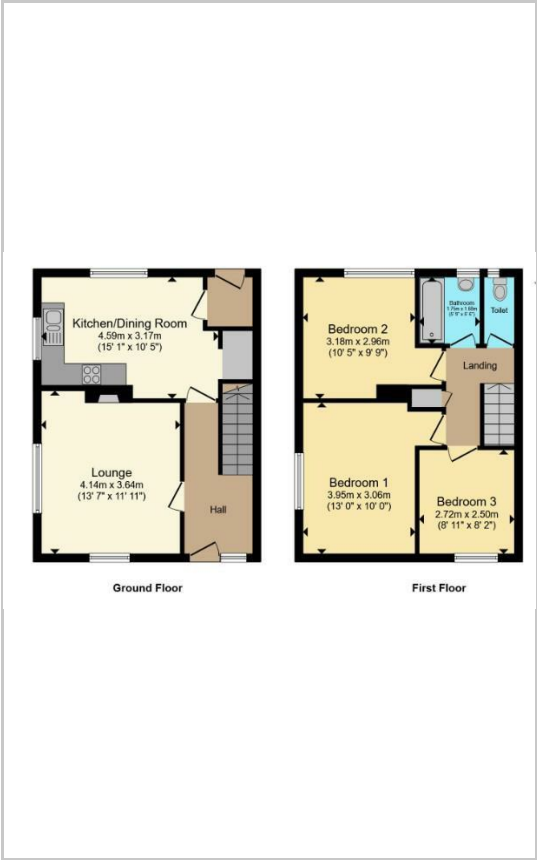
Outside
This property sits on a generous corner plot with new perimeter fencing, gravel driveway for off road parking leading to the rear which is laid to patio and the original two brick out houses are located for storage.

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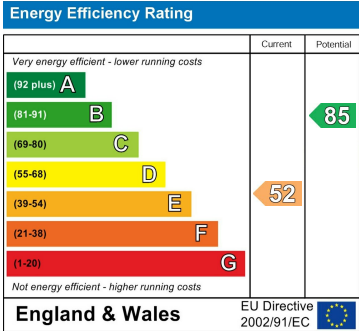
Area Map



Floor Plans



Energy Efficiency Graph



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