

**2 Woodside Avenue**  
**Mansfield, Nottinghamshire NG18 4RH**  
**£315,000**

- A THREE-BEDROOM DETACHED BUNGALOW, FOR SALE WITH NO UPWARD CHAIN.
- COMBINATION BOILER (INSTALLED IN 2020) AND MAJORITY UPVC DOUBLE GLAZING.
- OPENING THROUGH TO THE DINING ROOM AND ADJACENT TO THIS IS THE KITCHEN.
- LAWNED FRONTAGE, WITH WIDE DRIVEWAY PROVIDING ACCESS TO THE ATTACHED GARAGE.
- POTENTIAL TO BE EXTENDED, EITHER INTO THE LOFT SPACE OR IMMEDIATELY OFF THE KITCHEN.
- BUILT IN THE EARLY 1960'S AND LOCATED IN THE SOUGHT AFTER BERRY HILL AREA OF MANSFIELD.
- ENTRANCE PORCH AND HALL LEADING THROUGH TO THE LOUNGE WITH FRONT AND SIDE ASPECT.
- INNER HALL LEADING TO THE THREE BEDROOMS AND BATHROOM WITH WHITE SUITE AND ELECTRIC SHOWER.
- ENCLOSED LAWNED GARDEN TO THE REAR, PAVED AREA AND OUTBUILDING HOUSING THE BOILER.
- SITUATED NOT FAR FROM NOTTINGHAM ROAD, OFFERING A WIDE ARRANGE OF LOCAL AMENITIES.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS:

Leave Mansfield on the A60 Nottingham Road, turning left at the traffic lights onto Berry Hill Lane. At the mini-island, turn right onto Lichfield Lane and then right onto Woodside Avenue. The bungalow is immediately on the right hand side.

## ACCOMMODATION COMPRISES:

**Double glazed front entrance porch.**

## HALL

Built in cloaks cupboard. Door through to the lounge.

## LOUNGE

**15'10 x 9'10 (4.83m x 3.00m)**

Front aspect with double glazed window and additional internal secondary glazing. Double glazed side aspect, radiator and tiled fireplace and hearth. Opening through to the dining room.



## DINING ROOM

**11'9 x 6'9 (3.58m x 2.06m)**

UPVC double glazed side aspect. Radiator.



## KITCHEN

**13'5 x 5'8 increasing to 8'4 (4.09m x 1.73m increasing to 2.54m)**

Fitted with white base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Shelved cupboard and pantry. Radiator, water meter, secondary glazed window and rear access door. Immediately outside the kitchen is the integral outbuilding, housing the Baxi wall mounted combination boiler.



## INNER HALLWAY

Radiator and access to the loft space.

## BEDROOM ONE

**12'4 x 8'0 (3.76m x 2.44m)**

UPVC double glazed rear aspect. Radiator.



## BEDROOM TWO

**11'9 x 7'9 (3.58m x 2.36m)**

UPVC double glazed rear aspect. Radiator.



### **BEDROOM THREE**

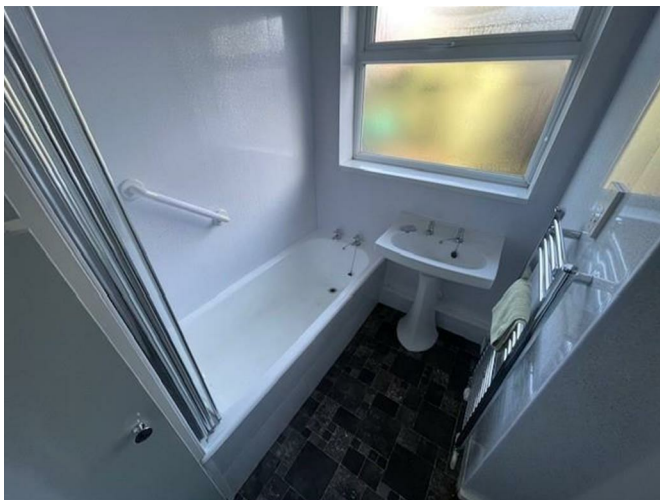
**9'9 x 8'10 (2.97m x 2.69m)**

UPVC double glazed side aspect. Radiator.



### **BATHROOM**

Comprising panelled bath with electric shower above, wash basin and WC. PVC panelled bath surround. Built in cupboard.



### **OUTSIDE**

There is a lawned garden to the front of the property and a wider than average single

driveway. This provides access to the attached garage with double doors. There is an enclosed rear garden, which is mainly laid to lawn. There are established borders and a paved area.

The property is in council tax band D (Mansfield District Council).



### **MONEY LAUNDERING**

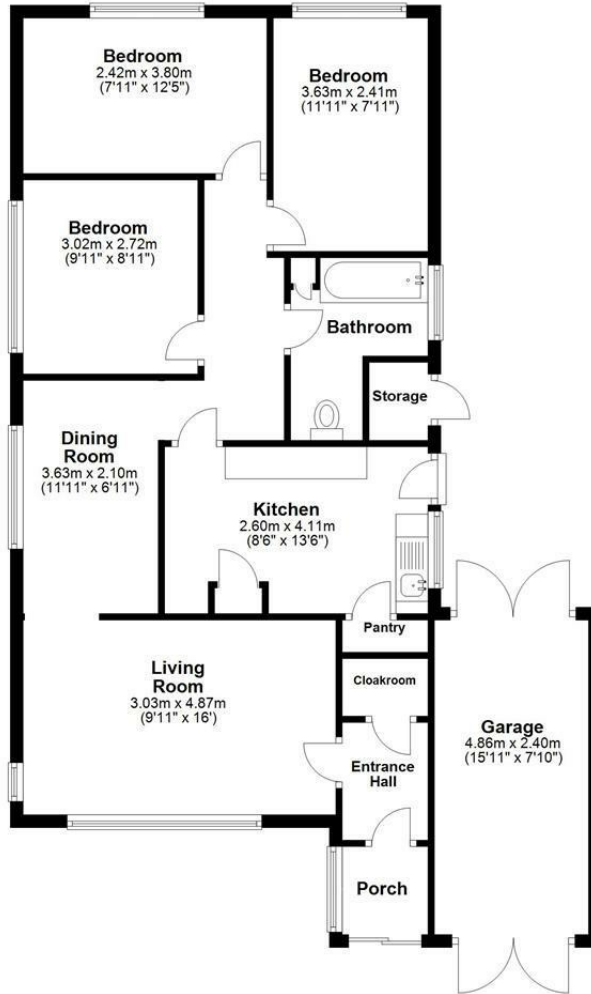
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5613/23/02/2024.

### Ground Floor

Approx. 92.9 sq. metres (999.6 sq. feet)



Total area: approx. 92.9 sq. metres (999.6 sq. feet)

Kristine Princa  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

