



**27 Third Avenue,
Rainworth, Nottinghamshire NG21 0BY**

- A THREE BEDROOM END TERRACED HOUSE ON A CORNER PLOT
- NEW KITCHEN, BATHROOM, AND CARPETS/VINYL
- BENEFITTING FROM A UTILITY ROOM AND GROUND FLOOR W/C
- CONVENIENTLY LOCATED TO A617 AND MANSFIELD TOGETHER WITH A NUMBER OF LOCAL SHOPS
- FULLY REFURBISHED THROUGHOUT
- RECENTLY DECORATED THROUGHOUT
- ENCLOSED REAR GARDEN WITH NEWLY LAID TURF
- IDEAL FOR AN INVESTOR OR FIRST-TIME BUYER

£144,950

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

from Mansfield take the A6191 towards Rainworth which becomes Southwell Road West. At the traffic island on the junction with the A617, take the second exit into Rainworth on the B6020 Southwell Road East. Proceed along this road where Third Avenue is on the left-hand side where the property can be seen on the left, clearly identified by our "For Sale" board.

ACCOMMODATION COMPRISES

A UPVC part opaque glazed entrance door to:

RECEPTION ROOM

9'11" x 9'11" (3.04m x 3.03m)

Having newly fitted carpet, UPVC double glazed window to front elevation, radiator and through to:

KITCHEN

11'0" x 8'2" (3.37m x 2.51m)

A new fitted kitchen comprising wall and base units in grey, marble effect worktops, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, built-in oven and ceramic hob with stainless steel extractor hood over, splash backs, vinyl floor and UPVC double glazed window to rear.

LOUNGE

12'8" x 11'6" (max) (3.87m x 3.52m (max))

Newly fitted carpet, UPVC double glazed window to front elevation, radiator, and through to:

UTILITY ROOM

8'5" x 6'7" narrowing to 2'11" (2.57m x 2.03m narrowing to 0.89m)

Wall mounted combi boiler, new marble effect worktop, water supply, vinyl floor, opaque part glazed UPVC door to rear garden and off to:

WC

3'4" x 2'11" (1.03m x 0.90m)

White W/C with hand basin in cistern, vinyl floor and opaque UPVC double glazed window to rear.

Additional space is provided by an under stair storage area being partly carpeted and part vinyl floor, opaque UPVC double glazed window, cupboard and gas meter.

FIRST FLOOR

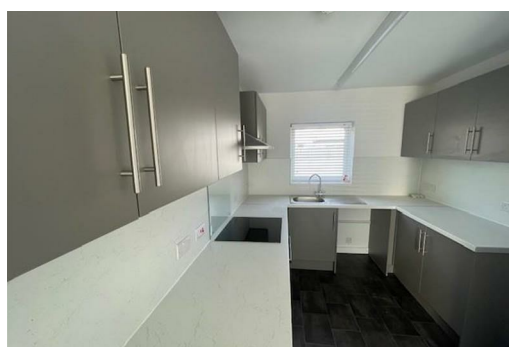
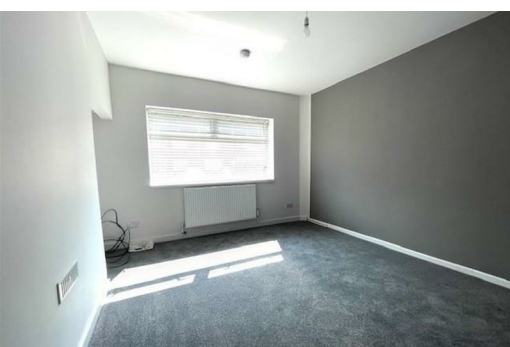
LANDING

Newly fitted carpet, UPVC double glazed window to rear elevation and loft access.

BEDROOM ONE

12'9" (max) x 11'10" (max) (3.91m (max) x 3.61m (max))

Newly fitted carpet, radiator, UPVC double glazed window to front elevation



BEDROOM TWO

12'8" x 9'10" (max) (3.88m x 3.02m (max))

Radiator, UPVC double glazed window to front aspect and newly fitted carpet.

BEDROOM THREE

8'5" x 7'8" (2.58m x 2.36m)

UPVC double glazed window to rear aspect, newly fitted carpet and radiator.

BATHROOM

7'4" x 6'6" (2.26m x 1.99m)

White 3-piece suite comprising bath with shower attachment to taps and shower screen, W/C, sink with pedestal, new vinyl floor, chrome heated towel rail, opaque UPVC double glazed window, extractor fan, mermaid shower panels to 2 walls.

OUTSIDE

Occupying a corner plot, to the front is mainly laid to lawn with a path to the front door. To the rear is, again, mainly laid to lawn being enclosed by concrete panel fencing with a side access gate and a paved seating area.

Council tax band A (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.

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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.

MA5687/20.8.2024

