



**45 Sixth Avenue**  
**Clipstone Village, Nottinghamshire NG21 9DN**  
**£150,000**

- A THREE BEDROOM SEMI-DETACHED PROPERTY, WITH NO UPWARD CHAIN
- ENTRANCE, LOUNGE WITH LIVING FLAME GAS FIRE AND BRICK AND UPVC CONSERVATORY
- LARGE MAIN BEDROOM, SECOND DOUBLE BEDROOM AND WELL SIZED SINGLE BEDROOM
- ENCLOSED GARDEN TO THE FRONT WITH ARTIFICIAL LAWN AND SHARED DRIVEWAY TO THE SIDE
- POPULAR, TRADITIONAL VILLAGE LOCATION WITH A RANGE OF LOCAL AMENITIES ON MANSFIELD ROAD
- GAS CENTRAL HEATING (BACK BOILER) AND UPVC DOUBLE GLAZING
- OPEN PLAN DINING ROOM WITH OPENING THROUGH TO THE KITCHEN AND BUILT IN STORAGE
- SHOWER ROOM COMPRISING WALK-IN SHOWER AREA, WASH HAND BASIN AND WC
- GARAGE SPACE TO THE REAR, PATIO AND THE REMAINING GARDEN HAS ARTIFICIAL LAWN
- GOOD TRANSPORT LINKS TO MAJOR ROADS, AS WELL AS ACCESS TO OPEN COUNTRYSIDE AND PARKS.

## VIEWING:

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

## DIRECTIONS:

From Mansfield, head onto Bath Lane which then becomes Ravensdale Road. At the T junction, turn left, which is Sherwood Hall Road. This then becomes Clipstone Road West and subsequently Clipstone Road East. Continue through Forest Town and, as you approach Clipstone, turn left onto Sixth Avenue. The property is then on the right hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

UPVC front door. Stairs rising to the first floor.

### LOUNGE

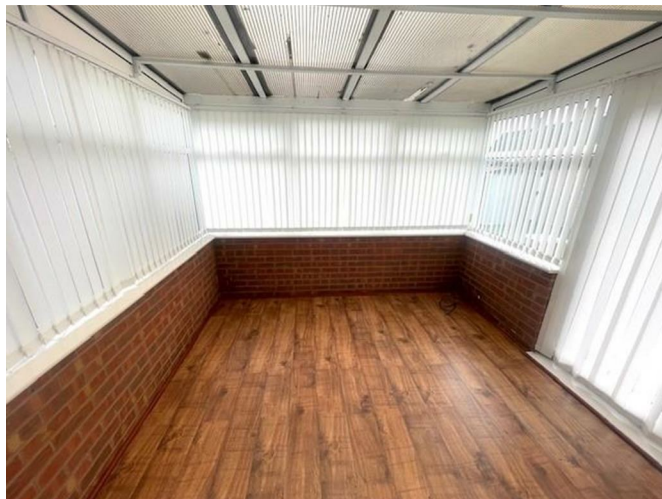
**17'5 x 10'6 (5.31m x 3.20m)**

Incorporating living flame gas fire, with concealed back boiler, set within a painted stone fireplace. UPVC double glazed window to the front. Radiator. UPVC door through to the conservatory.

### CONSERVATORY

**10'6 x 10'4 (3.20m x 3.15m)**

A brick and UPVC conservatory, having laminate flooring. UPVC patio doors to the rear garden.



### DINING ROOM

**12' x 10' (3.66m x 3.05m)**

UPVC double glazed window to the front. Radiator. Open plan through to the kitchen.



### KITCHEN

**16'3 x 7'5 (4.95m x 2.26m)**

Fitted base and eye level units, work surfaces and stainless steel sink unit and single drainer. Under stair storage cupboard. Radiator. UPVC door and window to the rear.

### FIRST FLOOR

#### LANDING

Loft access.

#### BEDROOM ONE

**17'9 x 10'5 (5.41m x 3.18m)**

UPVC double glazed front and rear elevations. Radiator, built in wardrobe and airing cupboard with lagged copper cylinder.



#### BEDROOM TWO

**12' x 10'1 (3.66m x 3.07m)**

Radiator. UPVC double glazed front elevation.



#### BEDROOM THREE

**8'8 x 7'4 (2.64m x 2.24m)**

Radiator. UPVC double glazed rear elevation.



### **SHOWER ROOM**

Comprising large walk-in shower area, wash hand basin and WC. Full tiling to the walls, tiled flooring, radiator and UPVC obscure glaze.



### **OUTSIDE**

The property has an enclosed garden to the front, with artificial grass. There is a shared driveway to the side (7 feet, 8 inches wide), leading to garage space at the rear. The good sized rear garden has a patio and the remaining area is mainly artificial grass.

The property is in council tax band A ( Newark & Sherwood District Council).

### **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.

### **MONEY LAUNDERING**

under the Protecting Against Money Laundering

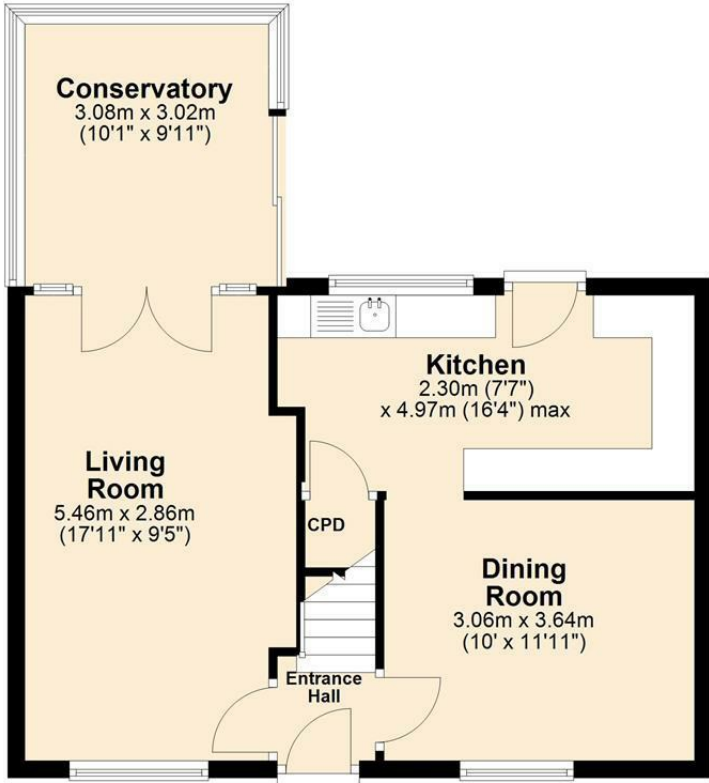
and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of 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. MA5705/5.9.2024

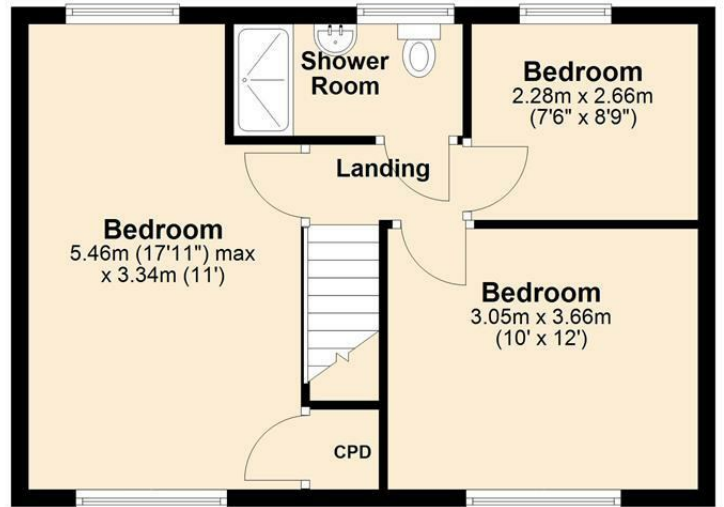
### Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 95.9 sq. metres (1032.0 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>85</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>56</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	

