



**12 Watson Avenue**  
**Mansfield, Nottinghamshire NG18 2BS**  
**£300,000**

- A FIVE-BEDROOM SEMI DETACHED HOUSE IN CONSERVATION AREA.
- STORM CANOPY, ENTRANCE PORCH, HALLWAY WITH ACCESS TO THE CELLAR.
- UTILITY ROOM, SHOWER ROOM AND FAMILY ROOM WITH BAR.
- THERE ARE THEN TWO ADDITIONAL BEDROOMS TO THE SECOND FLOOR.
- CONVENIENT LOCATION, ON THE VERY EDGE OF MANSFIELD TOWN CENTRE.
- CHARACTERFUL PROPERTY WITH GAS HEATING AND DOUBLE GLAZING.
- SITTING ROOM, DINING ROOM, SNUG LEADING THROUGH TO FITTED KITCHEN.
- TO THE FIRST FLOOR THERE ARE THREE DOUBLE BEDROOMS AND BATHROOM.
- DRIVEWAY TO THE FRONT AND ENCLOSED REAR GARDEN WITH SEATING AREAS.
- EXCELLENT TRANSPORT LINKS TO THE M1 MOTORWAY, A38 AND A614.



## 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 proceed onto Bath Lane and turn immediately left onto Watson Avenue. The property is then on the right-hand side.

## ACCOMMODATION COMPRISES

### STORM CANOPY

leading to an entrance porch, which has UPVC door and tiled flooring.

### HALLWAY

Access to the cellar. Stairs rising to the first floor. Radiator.



### SITTING ROOM

**18'10 x 14' (5.74m x 4.27m)**

UPVC double glazed bay window to the front, with window seat. Fitted units either side of chimney breast. Radiator. Ceiling cornice.



### DINING ROOM

**15'2 x 12'6 (4.62m x 3.81m)**

Contemporary fireplace with living flame electric fire. Double glazed patio doors to the rear. Radiator.

### SNUG

**12' x 10'10 (3.66m x 3.30m)**

Inset living flame gas fire. Radiator. Opening to kitchen.



## KITCHEN

**13'3 x 8'1 (4.04m x 2.46m)**

With a range of base and eye level units, work surfaces and enamel sink unit and drainer. Built in electric oven and ceramic hob. Tiled flooring. UPVC sliding door and UPVC window.



## UTILITY

**6'7 x 6'2 (2.01m x 1.88m)**

Wall mounted combination boiler. Work top, radiator, tiled flooring and UPVC obscure glaze window.



## SHOWER ROOM

Tiled shower cubicle, wash hand basin and WC. UPVC obscure glaze. Radiator.



## FAMILY ROOM/BAR

**22'1 x 12'5 (6.73m x 3.78m)**

A spacious room, ideal for family gatherings and

parties. Radiator, beamed ceiling and UPVC rear aspect.



## FIRST FLOOR

### LANDING

Stairs to the second floor. UPVC window to the half landing. Radiator. Built in storage

### BEDROOM ONE

**14'1 x 12'6 into wardrobe (4.29m x 3.81m into wardrobe)**

upvc front window, radiator and full length built in wardrobes to one wall.

### BEDROOM TWO

**15'3 x 12'5 into wardrobe (4.65m x 3.78m into wardrobe)**

upvc window to the rear, radiator and full length built in wardrobes to one wall.

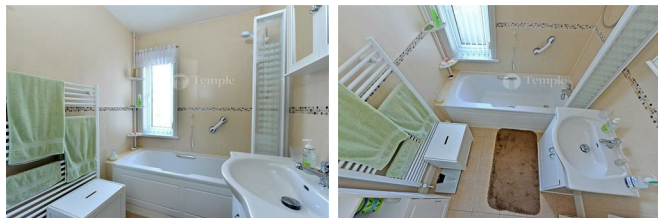
### BEDROOM THREE

**12'3 into wardrobe x 12'6 (3.73m into wardrobe x 3.81m)**

Radiator, UPVC double glazed rear elevation and full-length wardrobes to one wall.

### BATHROOM

Comprising bath with electric shower over, wash hand basin within vanity unit and full and half tiling to the walls. Tiled flooring, ladder radiator and UPVC window.

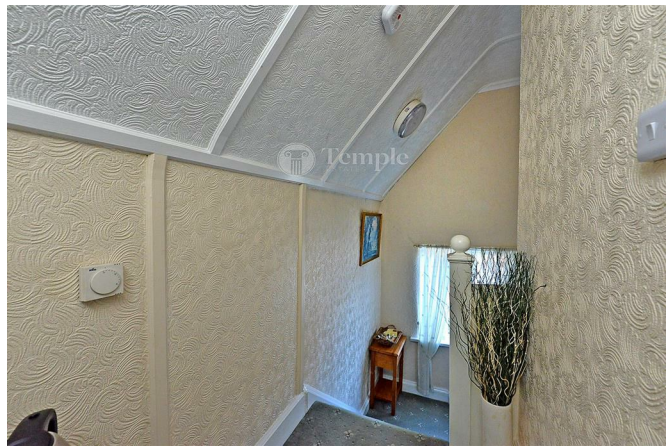


### SEPARATE WC

With WC and hand basin. Tiled flooring, half tiled walls and UPVC window.



## SECOND FLOOR



### BEDROOM FOUR

**14'7 x 11'4 (4.45m x 3.45m)**

Access to eaves space, radiator and UPVC rear elevation.

### BEDROOM FIVE

**12'4 x 7'2 increasing to 10'7 (3.76m x 2.18m increasing to 3.23m)**

Radiator. UPVC side elevation.

### OUTSIDE

The property has off street parking to the front and the area operates a permit holder parking scheme. To the rear, there is an enclosed garden with hardstanding and seating areas.



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

### FINANCIAL ADVICE

we offer help and advice in arranging your



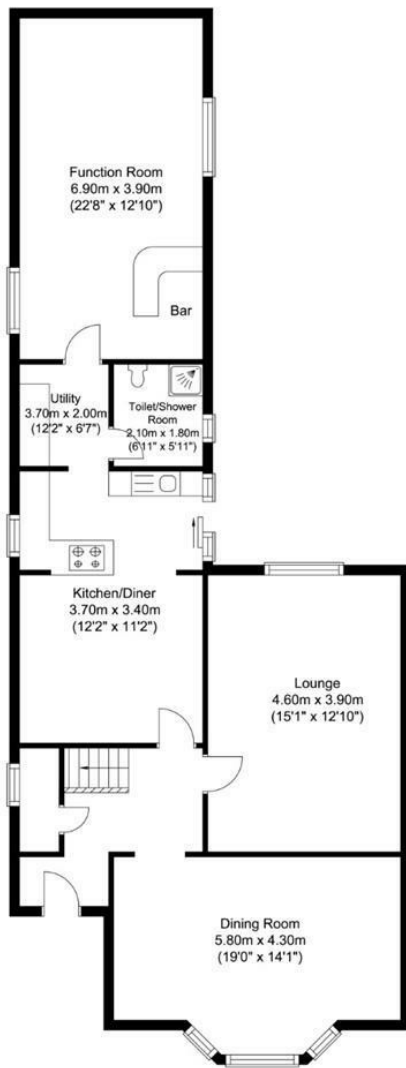
mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **MONEY LAUNDERING**

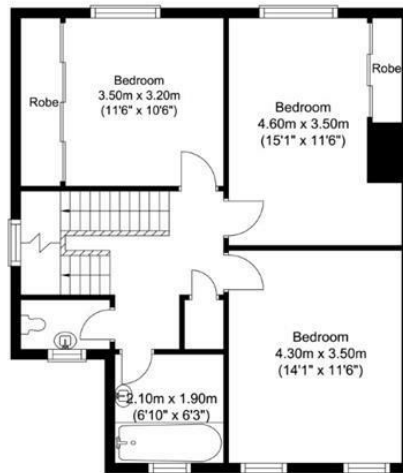
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors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

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

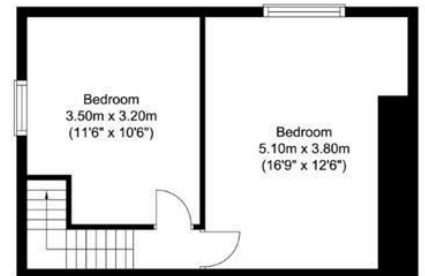
we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5753



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</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		
<b>England &amp; Wales</b>		
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