

8 Park Avenue

Mansfield Woodhouse, Nottinghamshire NG19 8NA

Offers Over £100,000

- A THREE BEDROOM MID TERRACE HOUSE OVER THREE FLOORS
- GAS CENTRAL HEATING
- LOUNGE AND KITCHEN
- TWO BEDROOMS TO THE SECOND FLOOR
- NO UPWARD CHAIN
- IDEAL FOR FIRST-TIME BUYER OR INVESTOR
- DOUBLE GLAZING
- BEDROOM ONE AND LARGE BATHROOM TO THE FIRST FLOOR
- LOW MAINTENANCE REAR YARD

VIEWING:

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

DIRECTIONS

Directions. From Mansfield proceed along the A60 Woodhouse Road and then bear left onto the B6032 Mansfield Road which becomes Church Hill. At the mini-island take the second exit and then at the next mini-island, bear right onto Welbeck Road then turn left onto Portland Street and then right onto Albert Street. Proceed straight over the junction with Park Road/Park Hall Road onto Park Avenue where the property can be found on the right-hand side.

ACCOMMODATION COMPRISES

A part decorative glazed UPVC entrance door leads to:

LOUNGE

12'1" x 11'5" (max) (3.69m x 3.50m (max))

Fitted carpet, UPVC double glazed window to front elevation, stairs off to first and second floors, radiator, electric wall-mounted fire in wooden surround with hearth and through to:

KITCHEN

12'2" (max) x 11'8" (3.71m (max) x 3.56m)

White high gloss wall and base units with roll edge worktops, 1 ½ bowl stainless steel sink and drainer with mixer tap, wall mounted combi boiler, vinyl flooring, plumbing for washing machine and space for a small dishwasher and tumble dryer, radiator, electric cooker, part opaque glazed UPVC door to rear yard.



FIRST FLOOR

Fitted carpet and radiator

BEDROOM ONE

12'3" (max) x 11'4" (3.75m (max) x 3.46m)

Having a radiator, fitted carpet and UPVC double glazed window to front aspect.



BATHROOM

10'10" x 8'9" (3.32m x 2.67m)

White corner bath, W/c and sink and pedestal, corner shower with shower cubicle, opaque UPVC double glazed window to rear elevation, chrome heated towel rail, part tiled walls, storage cupboard, vinyl floor and extractor fan

SECOND FLOOR

LANDING

Having a fitted carpet and giving access to:

BEDROOM TWO

10'11" (max) x 8'9" (3.34m (max) x 2.69m)

Having a fitted carpet, radiator and two UPVC double glazed windows to rear elevation.



BEDROOM THREE

12'2" (max) x 8'1" (3.73m (max) x 2.47m)

Dorma UPVC double glazed window to front aspect, radiator and fitted carpet.



OUTSIDE

To the front is on-street parking. To the rear is a low maintenance courtyard.

NB numbers 7 and 9 Park Avenue have a right of access over the courtyard.



Council Tax Band – A (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

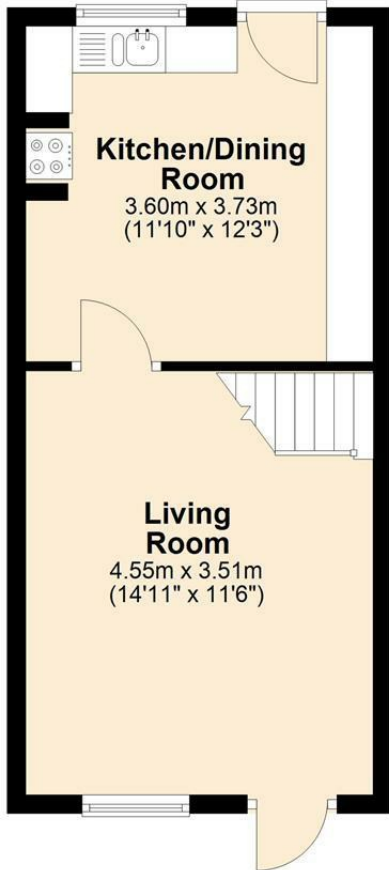
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5781/7.5.2025

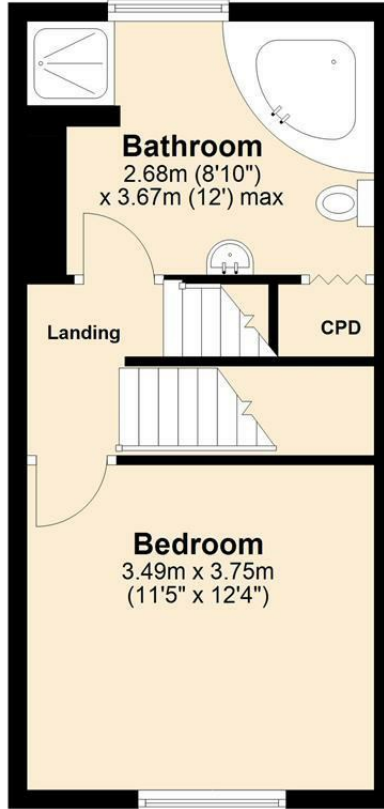
Ground Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



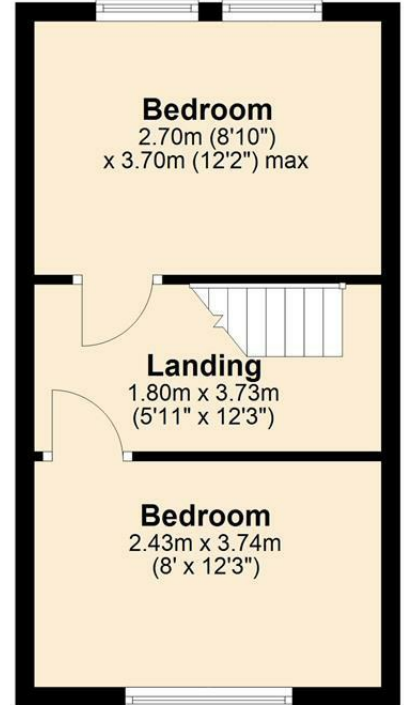
First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Second Floor

Approx. 26.5 sq. metres (285.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		42
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

