

PINEWOOD



Meden Avenue, New Houghton, Mansfield, NG19 8SP

3 1 1 EPC B

£1,000



A REAL FIND... This beautifully presented three bedroom semi-detached is ready to move straight into. The accommodation offers a modern layout, and we think you will be pleasantly surprised.

As you arrive you will notice this property has a lovely façade and is set back from the road, with the benefit of a driveway for off street parking.

As you enter you will notice a wide hallway giving access to the ground floor rooms. On then to a lovely kitchen that is finished in high gloss white, with integrated hob, oven, grill and fridge freezer. There is room for a table and chairs just under the front window.

The spacious lounge has a set of double doors that open to the enclosed rear garden, that has a lovely lawn area.

Just off the lounge is a ground floor WC and some storage under the stairs.

The first floor has three bedrooms, with the master having an En suite shower room and fitted wardrobes.

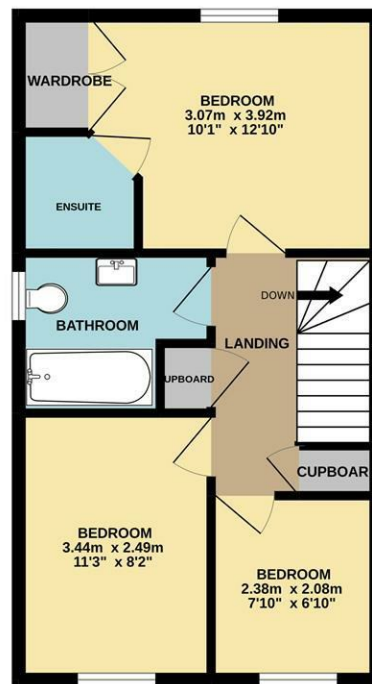
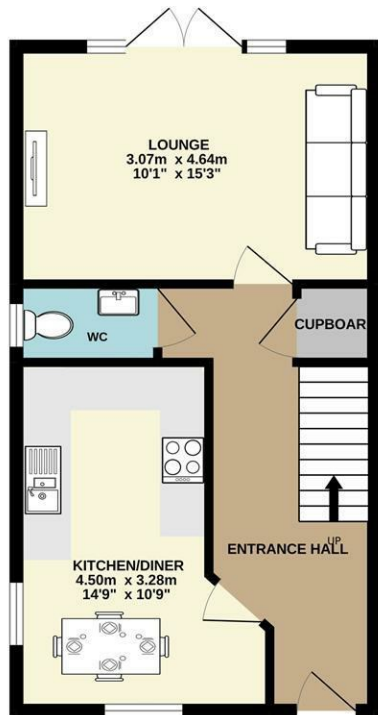
Furthermore is a family bathroom with close coupled WC, suspended sink and bath tub.

If location is your thing then this could be the place for you, head over to J29 of the M1, with easy access to Clowne and Mansfield.

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

- | | |
|----------------------------|--------------------------|
| ■ Three Bedrooms | ■ Modern Semi-Detached |
| ■ Modern Fitted Kitchen | ■ Spacious Lounge |
| ■ Ground Floor WC | ■ Modern Family Bathroom |
| ■ Master with Ensuite | ■ Council Tax Band B |
| ■ Minimum 12 Month Tenancy | ■ Bond £1125 |





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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