



13 Grange Avenue, Mansfield NG18 5EY

Offers Around £200,000

INDIVIDUALLY DESIGNED HOUSE WITH SUBSTANTIAL WORKSHOP/STORE. IDEAL FOR LOCAL BUILDER OR THOSE WISHING TO CO-LOCATE BUSINESS AND HOME. ENORMOUS POTENTIAL

- **REQUIRES UPGRADING**
- **LOUNGE WITH DEEP BAY WINDOW**
- **SEPARATE DINING ROOM**
- **EXTENDED KITCHEN PLUS CONSERVATORY**
- **THREE DOUBLE BEDROOMS**
- **NON-ESTATE LOCATION**

DESCRIPTION AND SITUATION

The sale of this individually designed traditional detached home will be of particular interest to those in the construction industry or those wishing to co-locate business and home since it includes the rare advantage of a substantial workshop at the rear which may be useful for storage purposes.

The property itself has been individually designed and provides well proportioned living accommodation complemented three double bedrooms. The house is in need of general upgrading to add value and will enable the purchaser to customise the property to their own personal taste.

The property is located in a cul-de-sac setting. It gains easy access into Mansfield town centre with all of its facilities.

Now vacant, early possession is readily available since there will be no "chain" forming above. Properties of this type rarely come to the market and an internal inspection is thoroughly recommended to appreciate the true potential.

ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

ENCLOSED STORM PORCH

ENTRANCE HALL 6'5" x 6'6" (1.96 x 1.99)

Central heating radiator, staircase giving access to the first floor accommodation and understairs storage cupboard.

LOUNGE 13'1" x 18'9" max (4.01 x 5.73 max)

Living flame gas fire set within a decorative fireplace. Deep double glazed bay with fixed seating. Two central heating radiators.



DINING ROOM 10'0" x 14'5" (3.05 x 4.41)

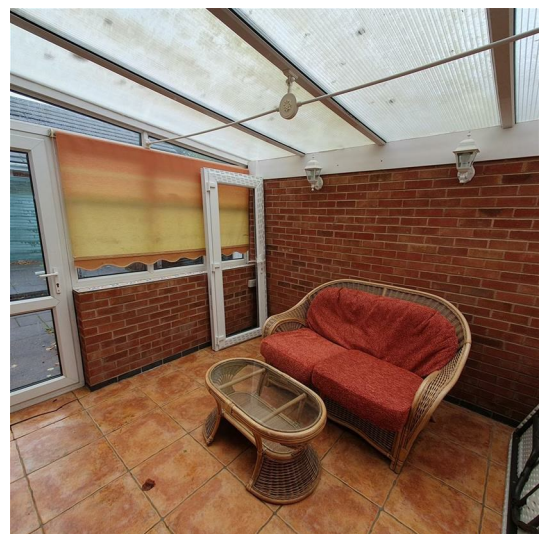
Double glazed window and central heating radiator.

**KITCHEN 14'8" x 13'7" max (4.48 x 4.15 max)**

A large, extended kitchen equipped with single drainer sink unit, base and wall mounted storage cupboards, double glazed windows to two elevations, ceramic tiled floor, central heating radiator. Walk-in pantry/store.

**CONSERVATORY 9'9" x 10'0" (2.99 x 3.06)**

With double glazed windows and ceramic floor tiling.



FIRST FLOOR:

LANDING

Central heating radiator. Original timber casement window with coloured leaded panes.

**BEDROOM 13'1" x 10'11" (3.99 x 3.33)**

With windows to two elevations, fitted wardrobes and central heating radiator.

**BEDROOM 10'11" x 10'4" max (3.33 x 3.15 max)**

Double glazed window and central heating radiator.



BEDROOM 9'11" x 11'6" (3.03 x 3.52)

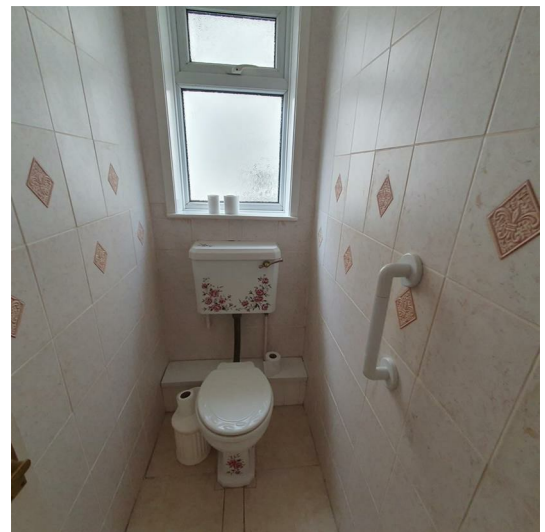
A larger than average third bedroom with fitted wardrobe, double glazed window and central heating radiator.

**BATHROOM 6'1" x 5'6" (1.87 x 1.68)**

Equipped with a bath, wash hand basin, cupboard incorporating the gas condensing combination boiler. Full height tiling to the walls. Central heating radiator.

**SEPARATE WC**

With low-level WC and full height tiling to the walls.



OUTSIDE

The forecourt is largely paved to provide ample off-street parking set behind a brick-built wall with ornate wrought iron railings. A concrete driveway extends down the left-hand flank of the house providing further off-street parking and gives access to the rear where there is a paved yard. At the back of the property there is a substantial workshop constructed of brick/blockwork with a trussed timber roof covered with asbestos cement sheeting (12.74m x 9.38m) plus front lean to addition 12.23m x 1.95m giving approximately 143 sqm (1,543 sq ft) of workshop/storage space. The workshop is in need of repair but is capable of providing a useful area once upgraded. Interested parties will note that solar panels are on the roof of the house.

**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer.

COUNCIL TAX

The local authority is Mansfield District Council. The property is listed within Band C for council tax purposes.

13 Grange Avenue, Mansfield



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	84 65	 A (82 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC