



10 Methuen Avenue
Mansfield, Nottinghamshire NG18 3AY
£120,000

- A TWO BEDROOM, END TERRACE
- ENTRANCE AREA AND LOUNGE INCLUDING ORNAMENTAL FIREPLACE
- TWO BEDROOMS AND BATHROOM, PLUS GROUND FLOOR WC
- GAS FIRED COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FITTED KITCHEN INCLUDING BUILT IN OVEN AND HOB AND PANTRY
- FULLY ENCLOSED FRONT GARDEN AND GRASSED GARDENS TO THE REAR

VIEWING

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

DIRECTIONS

from Mansfield head onto Southwell Road West and proceed through the traffic lights at the junction with Carter Lane. Turn left onto Reindeer Street and right onto Metheun Avenue.

ACCOMMODATION COMPRISES

ENTRANCE AREA

upvc double glazed front door. Radiator. Stairs rising to the first floor.

LOUNGE

14'4 x 12'1 (4.37m x 3.68m)

upvc double glazed front aspect. Radiator and ornamental fireplace.

KITCHEN

12'2 x 5'8 (3.71m x 1.73m)

including modern base and eye level units, worktops and stainless steel sink unit and single drainer. Integrated electric oven, gas hob and cooker hood. Wall mounted combination boiler. Under stairs pantry/cloaks cupboard. Upvc double glazed rear aspect. Radiator. Door to rear entrance area.

REAR ENTRANCE AREA

with upvc back door.

GROUND FLOOR CLOAKROOM

with wc, radiator and full tiling to the walls.

FIRST FLOOR

LANDING

with access to the loft space.

BEDROOM ONE

12'1 x 11'4 (3.68m x 3.45m)

walk in wardrobe and built in cupboard. Upvc double glazed front elevation. Radiator.



BEDROOM TWO

8'10 x 8'9 (2.69m x 2.67m)

Upvc double glazed rear elevation. Radiator.

BATHROOM

three piece white suite comprising panelled bath, wash hand basin and wc. Mains shower over the bath, fully tiled walls, tiled flooring, radiator and Upvc obscure glaze.

OUTSIDE

front garden, fully enclosed privet hedges. Grassed gardens to the rear. There is a right of way to the rear.

PLEASE NOTE

OUR CLIENT IS NOT LOOKING TO SERVE NOTICE ON THESE TENANTS BEFORE COMPLETION. IT WILL BE SOLD WITH THE TENANTS TO REMAIN IN OCCUPATION.

The property is in 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. MA5636/26.3.24

