



Trinity Road
Edwinstowe Mansfield



Trinity Road Edwinstowe Mansfield NG21 9RX

for sale offers over
£90,000



Property Description

New to the market is this well presented second floor apartment, located on Trinity Road which is ideally and centrally located in close proximity to a wide range of local amenities including shops, schools, bus routes. In brief the internal accommodation comprises of a entrance hall, lounge through to the kitchen, fitted bathroom and two double bedrooms with en-suite shower to the master. Externally the property boasts a secure & enclosed gated entrance with allocated parking. The property is fully UPVC double glazed with modern fittings. This property must be viewed to be fully appreciated and will be the perfect first time buyer property to get you on the ladder!

Hallway

With carpet flooring, electric heater and access to further rooms.

Lounge

13' 3" plus recess x 12' 7" (4.04m plus recess x 3.84m)

With UPVC double glazed windows, carpet flooring, electric heaters and access through to:-

Kitchen

7' 6" x 7' 8" (2.29m x 2.34m)

Fitted with matching wall and base units with work surfaces over that incorporates a stainless steel sink & drainer with mixer tap, integrated electric oven, electric hob, cooker-hood, stainless steel splashback, tiled floor, plumbing for washing machine and dishwasher, space for fridge freezer and UPVC double glazed window.



Bedroom One

9' 5" x 12' 7" (2.87m x 3.84m)

UPVC double glazed window, storage cupboard, carpet flooring and electric heater.

En-Suite

Fitted with shower cubicle with tiled splashback, vanity wash hand basin with mixer tap, W.C, vinyl tiled flooring and electric heater.

Bedroom Two

.6' 6" x 8' 10" (1.98m x 2.69m)

UPVC double glazed window, carpet flooring and electric heater.

Bathroom

Fitted with bath with mixer tap, vanity wash hand basin with mixer tap, W.C, partly tiled splashbacks, vinyl tiled flooring, electric heater and down spot lights

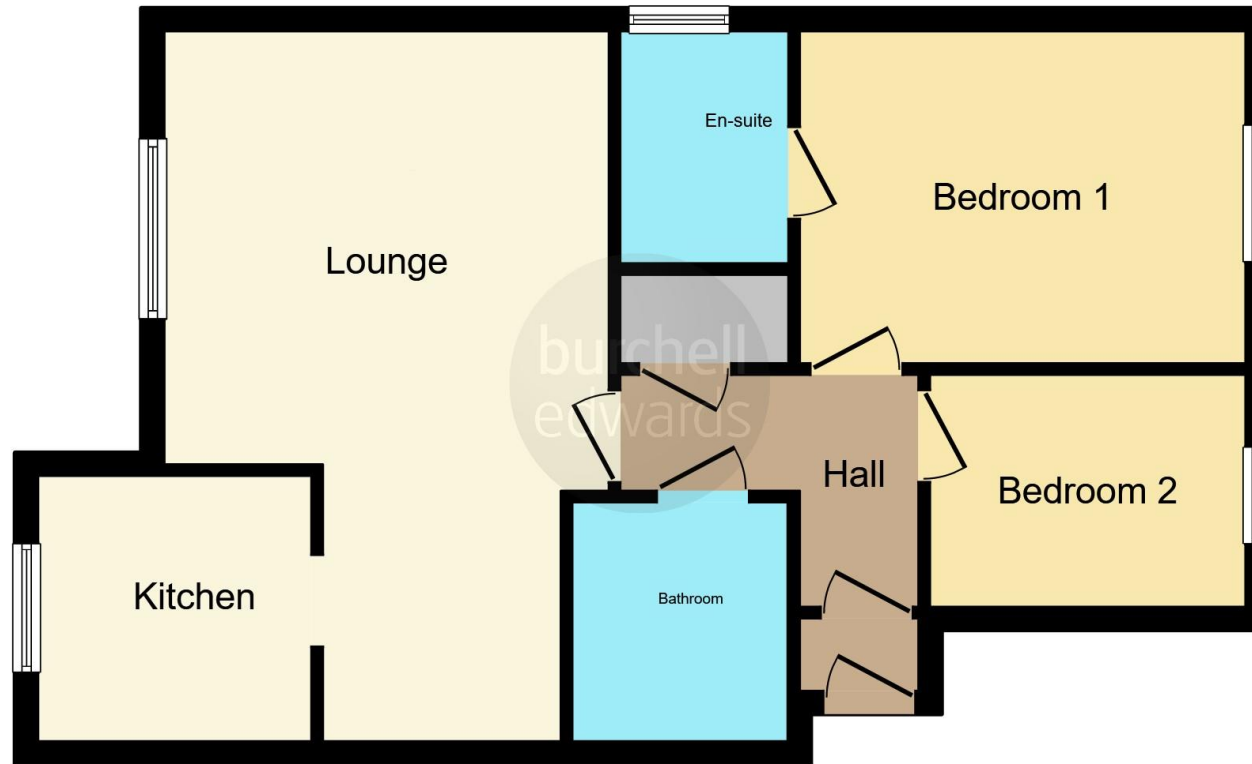
External

The property benefits from secure gated access with allocated parking for one car.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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