



Brougham Avenue
Mansfield

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Property Description

**** MODERN METHOD OF SALE ** NO ONWARD CHAIN ** MASSIVE POTENTIAL ****

Burchell Edwards are proud to present this very deceptive and well positioned four bedroom semi-detached house located on Brougham Avenue, Mansfield.

This property is in need of heavy cosmetic upgrades throughout and would be a great investment. It was initially built as a three bedroom house however, it has been extended to the rear to create the additional ground floor bedroom and a wet room ensuite.

The front elevation consists of driveway parking for multiple vehicles and there is a locked gate to the side providing direct access to the garden at the rear, which is low maintenance and mainly slabbed.

Upon entry you have an entrance hallway which opens to a large through lounge room, this lounge used to be two separate reception rooms and has been knocked through to open up the space. Its finished with a large bay fronted window and a brick effect fireplace.

Following on is the kitchen which has a downstairs pantry and a large range cooker which can stay upon completion, then at the rear, the fourth bedroom and wet room en-suite.

To the first floor are the alternate three bedrooms, two being large doubles and the third a single. Then to complete the family bathroom.

This property is being advertised at lower than market average and any enquiries are welcome on 01623 627727.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Elevation

Set back from the street with a block paved driveway offering parking for multiple vehicles and access to the garden through a locked side gate.

Entrance Hallway

Through a side UPVC door you meet the entrance hallway, having a wall mounted radiator and carpeted flooring.

Living Room

21' 10" Into chimney Breast x 13' 10" Into recess (6.65m Into chimney Breast x 4.22m Into recess)
This open space has multiple DG UPVC windows to the front as well as a large bay fronted window. The flooring is exposed with floorboards and there is a lovely feature fireplace.

Kitchen

15' Min x 8' Min (4.57m Min x 2.44m Min)
The kitchen has a large pantry under the stairs for storage and is finished with matching wall and base units for storage. Its large in size and to the side elevation is a DG window to the rear. Set within the units is a stainless steel sink and drainer. * The large oven is serviced regularly and can stay upon completion, should be considered in any offers *

Ground Floor Bedroom One

.10' Into recess x 12' Into recess (3.05m Into recess x 3.66m Into recess)
This bedroom is an extension done with an additional wet room en-suite, details as below.
Finished with carpeted flooring, a DG window to the rear and wall mounted radiator.

En-Suite - Wet Room

This is accessed from the ground floor bedroom one and has tiled flooring and walls, with an electric wall mounted shower, a ceramic toilet and sink and a wall mounted radiator.

Bedroom Two

14' 10" x 10' Into recess (4.52m x 3.05m Into recess)
Bedroom Two is to the first floor and has carpeted flooring, a DG window to the front and a wall mounted radiator.

Bedroom Three

13' 11" x 11' Min & into recess (4.24m x 3.35m Min & into recess)
Bedroom Three is a generous double, having carpeted flooring and a set of 2 DG windows to the front elevation. Its complete with a fitted cupboard that houses the tank for the boiler and a wall mounted radiator.

Bedroom Four

8' Min x 9' Min (2.44m Min x 2.74m Min)
Bedroom four is a smaller single, with carpeted flooring and a DG window to the rear elevation.

Bathroom

The family bathroom has carpeted flooring with a ceramic toilet and sink basin, a bath with an electric shower above and a wall mounted radiator.

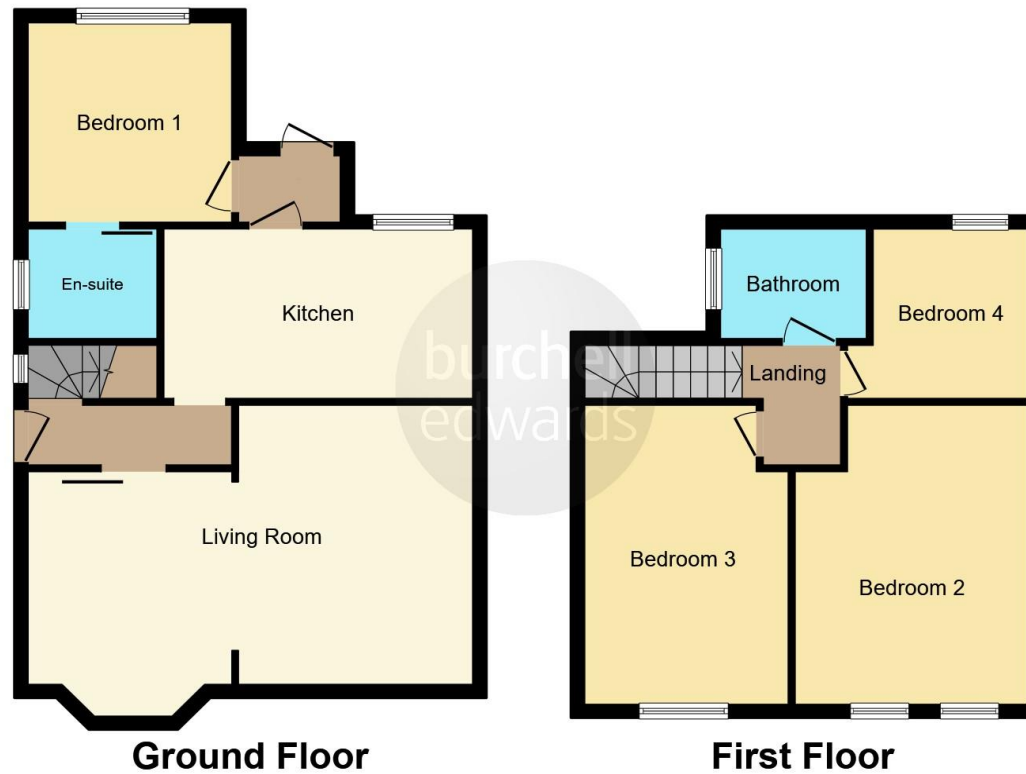
Rear Garden

Being low maintenance with slabbed sections and enclosed with fencing.









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: Freehold

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Property Ref: MFD208512 - 0001