



Stirling Avenue  
MANSFIELD





## Property Description

\*\* NO ONWARD CHAIN \*\*

More than meets the eye,

Burchell Edwards are proud to present this stunning, two double bedroom detached bungalow located in a very sought after location here in Mansfield.

Stirling Avenue is set within a cul-de-sac with no through roads and boasts parking to the front for multiple vehicles with its two separate driveways. The previous owners of the bungalow have purchased the title deeds for the additional garage and plot which is included in the price and should be considered when offering.

In short, when meeting the property you have a large lawned frontage which sets the property back from the street with steps leading to the front door. To the side is direct access through a locked gate to the rear garden.

Upon entry you have an entrance hallway which provides access to a large lounge with french doors to the garden and a gorgeous stone feature wall fireplace, a fully fitted kitchen with an integral electric oven and gas hob with a cooker hood, the bathroom with a three piece suite including a walk in shower off the mains, then the two double bedrooms.

To the rear of the bungalow is a low maintenance private garden, having a mix of a lawned section finished with shrubs and planting boundaries, then a slabbed patio for seating. There is external access to the garage and direct access to the front of the property.

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

To the front of the property is a lawn which sets the bungalow back from the street and steps leading up to the front door. At the side, you have two separate driveways supporting off street parking and access to both garages. \* The title deeds have been purchased for the secondary garage and driveway and are included in the final price \*

## Entrance Hallway

Through the front UPVC door you have the entrance hallway, finished with carpeted flooring and a wall mounted radiator.

## Lounge

10' 5" Max x 21' 7" Max plus Door recess ( 3.17m Max x 6.58m Max plus Door recess )  
This spacious reception space has a large DG UPVC window to the front elevation and DG french doors opening to the garden at the rear. Its carpeted to finish and has a beautiful stone feature wall fireplace that's gas. To complete, you have two wall mounted radiators.

## Kitchen

12' 5" Max x 7' 5" Min plus Door recess ( 3.78m Max x 2.26m Min plus Door recess )  
The kitchen has ample storage, with matching wall and base units for storage that incorporate a stainless steel inset sink and drainer, an electric integral oven with a gas hob and a cooker hood above. Across the work surfaces are tiled splashbacks and to the rear of the property is a DG UPVC window and UPVC door leading directly to the garden.

## Bathroom

The bathroom holds a three piece suite, consisting of a ceramic toilet and ceramic sink, then a walk in shower that runs from the mains. The bathroom is finished with vinyl flooring; to the rear is an opaque DG UPVC window. There is also an upgraded wall mounted towel radiator.

## Bedroom One

14' 1" Into recess x 11' 5" Max and Ino recess ( 4.29m Into recess x 3.48m Max and Ino recess )  
Bedroom One is a large double bedroom with carpeted flooring and a big DG UPVC window to the front allowing lots of natural light through. There are fitted wardrobes with integral storage as well as further fitted cabinets which will stay upon completion.

## Bedroom Two

14' 1" Into recess x 9' 8" Min and Into recess ( 4.29m Into recess x 2.95m Min and Into recess )  
Bedroom Two is another generous double, with carpeted flooring, a DG UPVC window to the rear and fitted wardrobes for storage.

## Rear Elevation

The rear garden can be accessed from either the kitchen, the lounge or a locked gate to the side elevation. Its made up of a mix of lawned sections that have planting boundaries and shrubs for privacy, then there is a slabbed patio area for seating. You can also access the garage externally from the garden through a UPVC locked door.

## Garage One

8' 9" Max x 18' ( 2.67m Max x 5.49m )  
Garage number one has an electric up & over door with a UPVC door to the rear allowing external access from the garden.

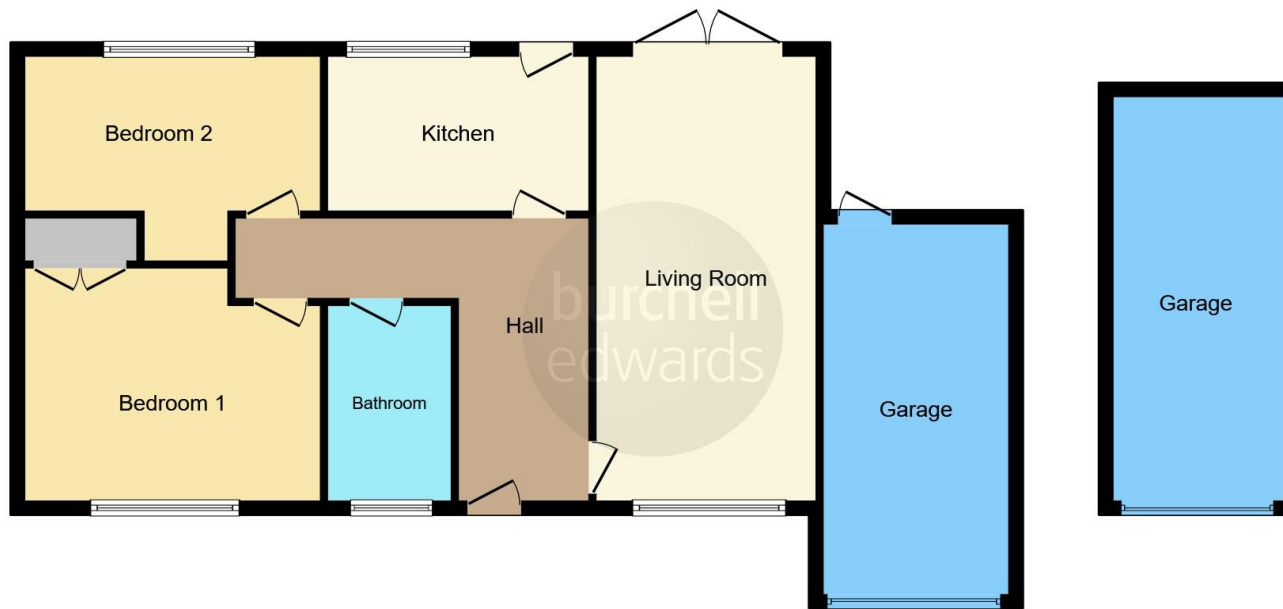
## Garage Two

8' 2" x 19' 7" Max ( 2.49m x 5.97m Max )  
Garage number two has an electric up & over door and has more depth than the first.









**Floor Plan**

**Garage**

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](http://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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