



Laurel Avenue  
Mansfield







### Property Description

CALLING ALL INVESTORS AND FIRST TIME BUYERS

Burchell Edwards are proud to present this fantastic opportunity in a central location in Mansfield on Laurel Avenue.

The property is surrounded by local amenities and schools putting this house in a prime location for those first time buyers who fancy a small project, or landlords looking to increase their portfolio. There are also great road links and public transport routes, having both a train station and bus station within walking distance.

In short, the property itself has a lounge to the front which provides access to a cellar that's crying out for a conversion, there is a large dining room and then a kitchen diner to the rear. On the first floor you have two double bedrooms and a three piece family bathroom.

The rear garden is low maintenance and has fencing on all sides providing privacy which is also not overlooked and to the front there is on street parking for vehicle access.

Please take note that this property does need some cosmetic upgrades however this is reflected in the price.

There is gas central heating throughout and DG windows.

Please contact the team here on 01623 627727 to arrange any appointments!

### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

### Lounge

11' 8" into chimney breast x 11' 2" ( 3.56m into chimney breast x 3.40m )

With a front UPVC door, a DG UPVC window to the front, wall mounted radiator and laminate flooring.

### Dining Room

11' 8" into chimney breast x 11' 2" ( 3.56m into chimney breast x 3.40m )

With Hardwood flooring, a UPVC DG window to the rear and a wall mounted radiator.

### Kitchen Diner

5' 9" x 19' 7" ( 1.75m x 5.97m )

This deceiving space offers a fully fitted kitchen with matching wall and base units, an integral electric oven and worktops incorporating a ceramic sink and drainer.

There is also a DG UPVC window to the side and a UPVC door and to finish the dining space at the rear with tiled flooring and a UPVC window to the rear.

## Cellar

### Bedroom One

.11' 8" into chimney breast x 11' 5" ( 3.56m into chimney breast x 3.48m )

Finished with carpeted flooring, a DG UPVC window to the rear and a wall mounted radiator.

### Bedroom Two

7' 5" x 13' 8" ( 2.26m x 4.17m )

Fitted with carpeted flooring, a wall mounted radiator and a DG UPVC window to the front.

## Family Bathroom

A three piece suite compliments this bathroom nicely and includes a ceramic toilet and ceramic sink, a bath with an electric shower above and vinyl laid flooring. To complete is a wall mounted radiator and an opaque DG UPVC window to the rear.

## Rear

This low maintenance garden is a generous space and has a slabbed section, lawned section and fencing on all sides to provide security.

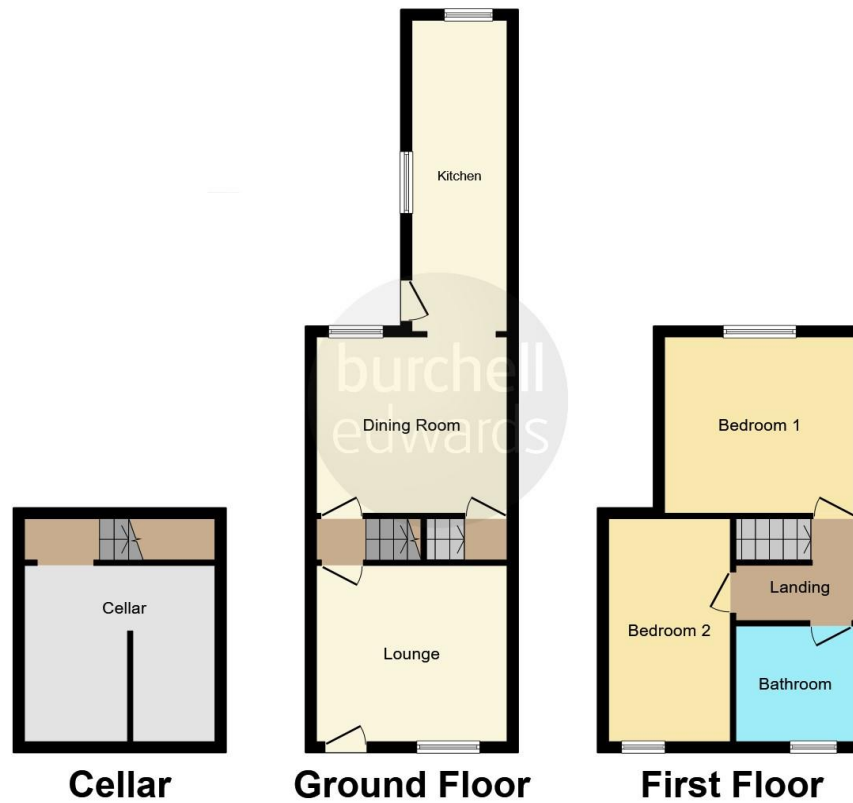












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**E Mansfield@burchelledwards.co.uk**

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EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD208733](http://burchelledwards.co.uk/Property/MFD208733)**



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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