



Hermitage Avenue
Mansfield



Hermitage Avenue Mansfield NG18 5EG

for sale guide price
£140,000



Property Description

Charming Three-Bedroom Semi-Detached Home - Hermitage Avenue, Mansfield

Offered with no onward chain, this three-bedroom semi-detached property on the sought-after Hermitage Avenue presents a fantastic opportunity for both first-time buyers and investors alike.

The ground floor features a spacious lounge, a separate dining room, and a fitted kitchen, offering well-proportioned living space ideal for modern family life. Upstairs, the property boasts three bedrooms and a family bathroom, providing comfortable accommodation throughout.

Externally, the front elevation includes off-road parking for one vehicle, with a shared driveway to the side offering access to additional parking, accommodating up to three vehicles in total. The rear garden is a real highlight, featuring a well-maintained lawn, outbuildings-one of which is currently used as an outside WC-and a raised slatted seating area, perfect for outdoor entertaining.

This property represents an excellent investment opportunity and is ready to go with no chain delays.

Early viewing is recommended to fully appreciate the potential of this property.

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.

Entrance Hall

Entry via UPVC door, double-glazed window to side, wall mounted radiator, finished with carpet flooring.

Lounge

13' 5" into chimney breast x 10' 10" (4.09m into chimney breast x 3.30m)

The lounge which opens on to the dining area, comprises of double-glazed window to front, wall mounted radiator, gas fire with surround, and carpet flooring to finish.

Dining Room

10' 1" x 8' 8" (3.07m x 2.64m)

The dining room comprises of double-glazed window to the rear, wall mounted radiator with carpet flooring to finish.

Kitchen

11' 6" x 10' (3.51m x 3.05m)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to rear, understairs pantry, tiled splashback, and carpeted floor to finish.

First Floor Landing

First floor landing with double-glazed window to side, airing cupboard and carpet flooring to finish.

Bedroom One

14' 4" into recess x 10' 10" into recess (4.37m into recess x 3.30m into recess)

The master bedroom comprising of double-glazed windows to front, fitted wardrobes with carpeted floor to finish.

Bedroom Two

14' 4" into recess x 8' 3" into recess (4.37m into recess x 2.51m into recess)

Bedroom two includes double-glazed window to rear, wall mounted radiator, fitted wardrobe, and carpeted floor to finish.

Bedroom Three

9' 7" x 7' 1" (2.92m x 2.16m)

Bedroom three comprises of double-glazed window to front, wall mounted radiator, cupboard over stairs, loft access, and carpeted floor to finish.

Bathroom

The bathroom is finished with a ceramic toilet/sink, walk-in shower, double glazed window to side, wall mounted towel radiator, aqua board splashback, and vinyl floor to finish.

Externals

To the front of the property is a concrete driveway offering off-street parking for one vehicle with additional shared drive to the side of the property and laid to lawn section with side gated access to the rear.

The rear garden is low maintenance, mainly laid to lawn with raised slabbed seating area and four outbuildings.

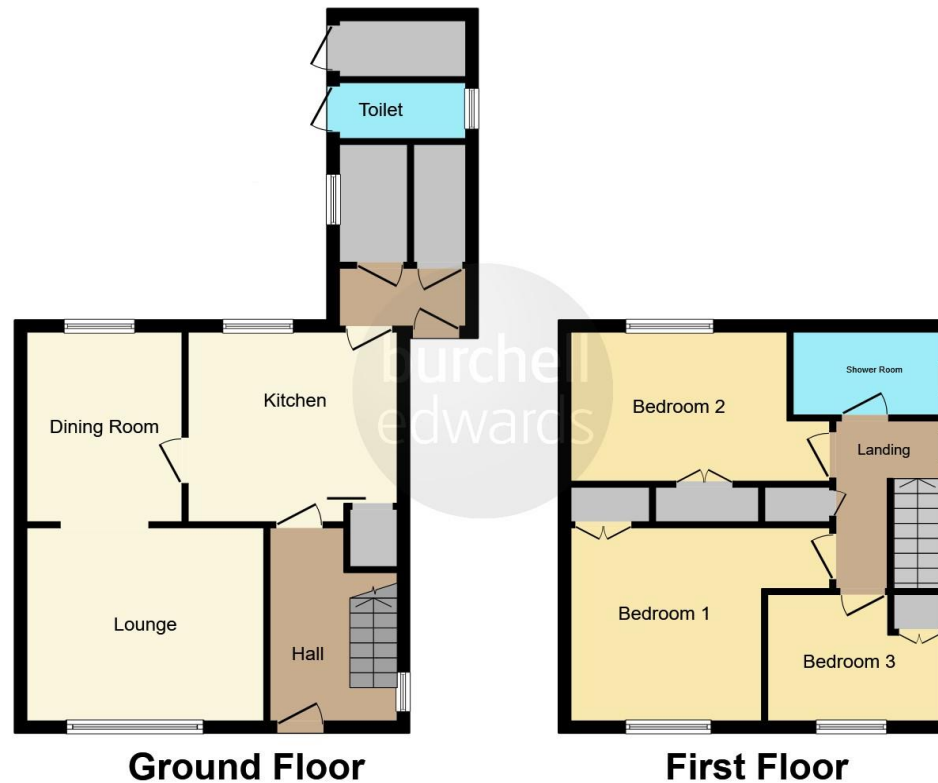
Outbuildings

Three of the outbuildings are ideal for storage with an additional one used for a WC. These come with lighting, as well as one outbuilding next to the outside WC, having mains power sockets, a sink and tap for a mains water supply.









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

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12 Albert Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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