



34 Burns Avenue, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9JR

No Chain £150,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- In Need of Refurbishment
- Modern Shower Room
- Substantial Driveway
- Large Plot 540m2 (0.13 Acres)
- Considerable Potential
- Two Double Bedrooms
- Gas Central Heating (Combi Boiler)
- Detached Double Garage
- End of a Cul-De-Sac Location

A two bedroom detached bungalow in need of refurbishment and modernisation, positioned at the end of a cul-de-sac in a suburban location within easy reach of local amenities.

The living accommodation with gas central heating comprises a lean to entrance, lean to kitchen, entrance hall, dining room, lounge, two double bedrooms and a modern shower room.

The property is offered to the market with the benefit of no upward chain.

### OUTSIDE

The property occupies a large, triangular shaped plot extending to circa 540m2 or 0.13 acres with a substantial driveway and a detached double garage in need of refurbishment. The property stands back behind a walled frontage with gardens to the front and side with gated access to the rear. To the rear of the property, there is a walled garden to the rear with a patio, lawn, and brick outhouse in need of renovation.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### LEAN TO ENTRANCE

14'2" x 5'5" (4.32m x 1.65m)

With single glazed windows, connecting door to the lean to kitchen and door to the entrance hall.

### LEAN TO KITCHEN

12'7" x 5'6" (3.84m x 1.68m)

Having wall and base units, work surfaces and an inset stainless sink with drainer. Plumbing for a washing machine and space for a freestanding cooker. Window to the side elevation and rear door to the garden.

### ENTRANCE HALL

With radiator and loft hatch.

### LOUNGE

20'3" x 12'8" max (6.17m x 3.86m max)

Having a gas fire with tiled hearth. Two radiators and double glazed windows to the front and side elevations.

### DINING ROOM

10'7" x 10'3" (3.23m x 3.12m)

With radiator and double glazed window to the side elevation.

### BEDROOM 1

12'11" x 9'11" (3.94m x 3.02m)

Having fitted wardrobes with hanging rails and shelving and sliding fronted doors plus overhead storage cupboards with sliding doors and a dressing table beneath. Radiator and double glazed window to the rear elevation.

### BEDROOM 2

12'11" x 9'11" (3.94m x 3.02m)

Having fitted wardrobes with hanging rails and shelving and sliding fronted doors plus overhead storage cupboards with sliding doors and a dressing table beneath. Radiator and double glazed window to the rear elevation.

### SHOWER ROOM

8'8" x 5'10" (2.64m x 1.78m)

Having a modern three piece white suite comprising a tiled shower enclosure with rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, part tiled walls, extractor fan, three ceiling spotlights, obscure double glazed window to the side elevation and airing cupboard housing the Worcester Bosch combi boiler.

### DETACHED DOUBLE GARAGE

16'6" x 16'4" (5.03m x 4.98m)

Power and light points. Windows to the rear and side elevations. Double timber entrance doors.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

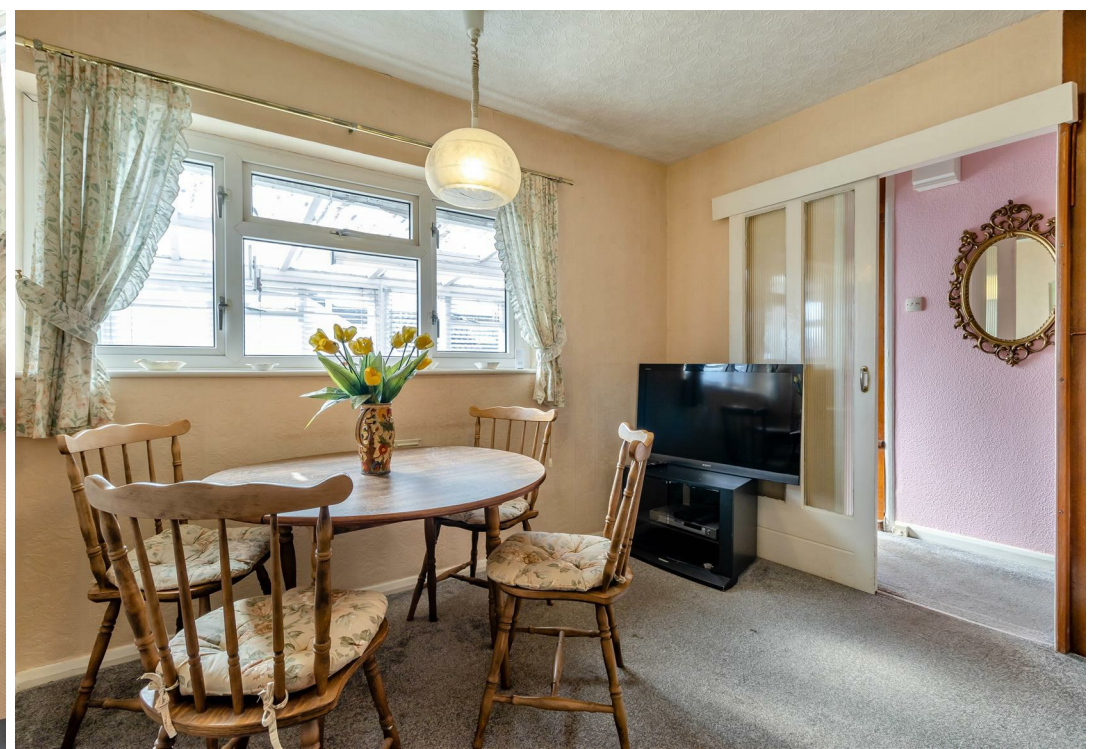
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



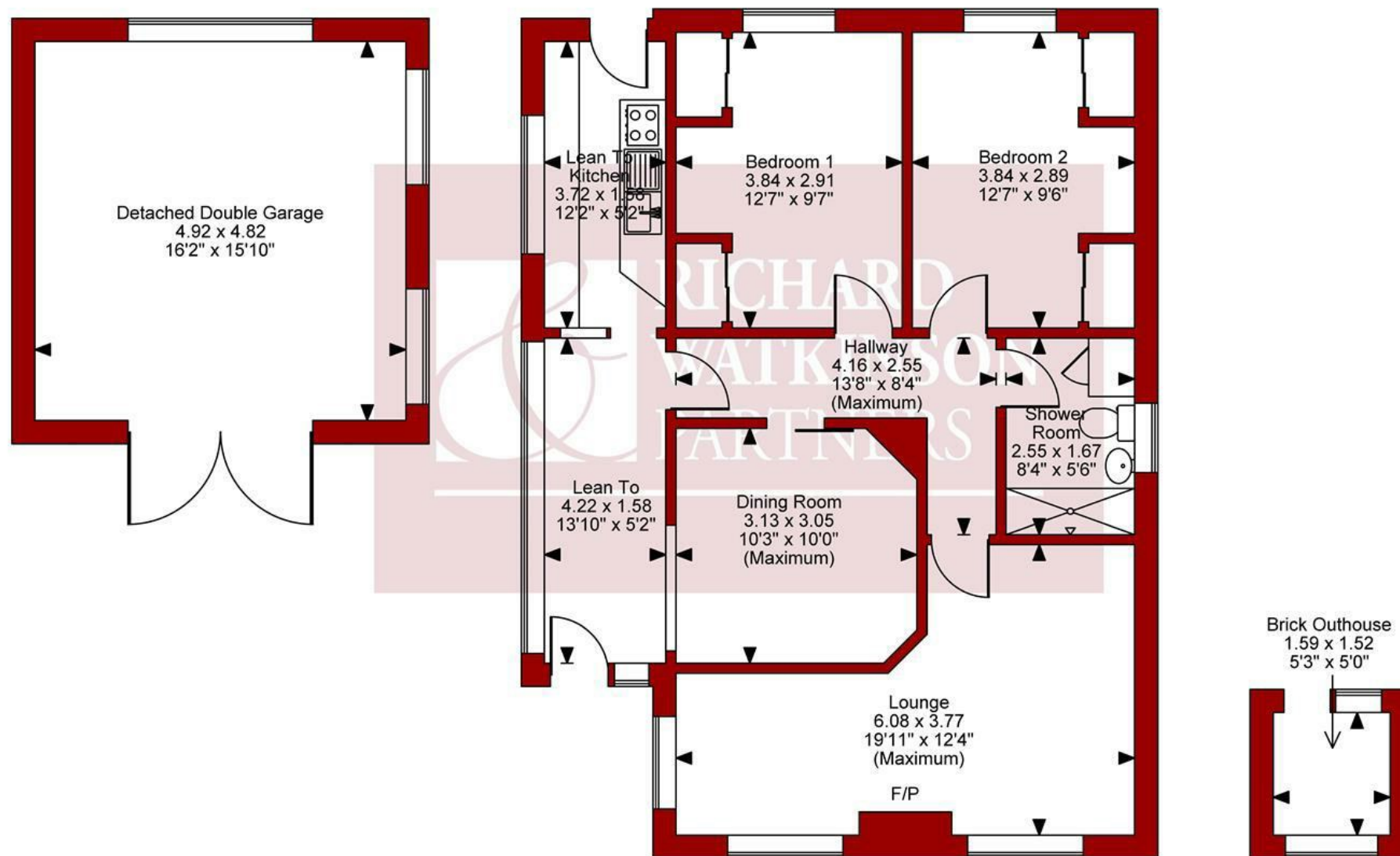








**Burns Avenue, Mansfield Woodhouse**  
**Approximate Gross Internal Area**  
**Bungalow = 817 SQ FT/76 SQ M**  
**Detached Double Garage = 255 SQ FT/24 SQ M**  
**Brick Outhouse = 26 SQ FT/2 SQ M**  
**Total = 1098 SQ FT/102 SQ M**




**Floorplan**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



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