



8 Alexandra Avenue, Mansfield,  
Nottinghamshire, NG18 5AB

£375,000

Tel: 01623 626990

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



- Edwardian Detached House
- 2 Reception Rooms
- Gas Central Heating (Combi Boiler)
- 'One Way' Road Position
- Desirable Suburban Location
- 3 Bedrooms (Plus Study)
- Downstairs WC & Substantial Cellar
- Walled Rear Garden with Outbuilding
- Directly Opposite Appleby Gardens
- Walking Distance to Wealth of Facilities

An Edwardian three bedroom (plus study) detached house in a desirable suburban location just off Nottingham Road directly opposite Appleby Gardens open 'green space' within walking distance to a wide range of local facilities, including High Oakham Primary School.

The property was built c.1910 and this is the first time the property has been offered to the open market since the 1940s. The property was re-roofed in 2020 and a new gas central heating combi boiler was installed in 2019. The property would benefit from some internal cosmetic upgrading and modernisation and there is large loft with potential for conversion.

The living accommodation with gas central heating and UPVC double glazing with composite front and rear doors, comprises an entrance hall, bay fronted lounge, dining room, kitchen and a downstairs WC. There is a substantial cellar equipped with power and light, extending to about 600 sq ft. The first floor landing leads to three bedrooms, a study and a modern shower room.

## OUTSIDE

The property is one of only five dwellings on a one way section of Alexandra Avenue, situated in a lovely position directly opposite Appleby Gardens open 'green space' with lawns and ample lime trees. The property stands back behind a low walled boundary frontage which extends to one side with a privet hedge to the other. There is a pedestrian gated entrance opening to a pathway leading to the front entrance door. The front garden is low maintenance with ample plants and shrubs with a pleasant open outlook. To the rear of the property, there is a delightful landscaped walled garden with a central lawn and useful brick built outbuilding beneath a slate roof which was also re-roofed in 2020. There is a paved patio which extends across the full width of the property with a step down to a bin store area and pathway leading to the end of the garden where there is a further hardstanding patio area. There are well stocked borders on both sides with plants and shrubs and gated access to the side leads to a shared passageway with number 6 providing access to the front onto Alexandra Avenue.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

17'8" x 3'10" (5.38m x 1.17m)

With radiator and stairs to the first floor landing.

## DOWNSTAIRS WC

4'9" x 2'10" (1.45m x 0.86m)

Having a low flush WC. Pedestal wash hand basin with tiled splashbacks. Housing gas meter.

## CELLAR

A substantial cellar with power and light points and housing the electricity meter.

## LOUNGE

15'6" into bay x 15'0" (4.72m into bay x 4.57m)

Having a traditional fireplace with inset open fire (no longer in working order). Radiator and double glazed bay window to the front elevation.

## DINING ROOM

14'3" x 12'0" (4.34m x 3.66m)

Having a traditional fireplace with inset open fire (no longer in working order). Radiator and double glazed window to the rear elevation.

## KITCHEN

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

Having base units, work surfaces and an inset stainless steel sink with drainer. Space for a cooker and fridge and space and plumbing for a washing machine. Radiator and double glazed window and composite door leading out onto the rear garden.

## FIRST FLOOR LANDING

With obscure double glazed window to the side elevation.

## BEDROOM 1

13'5" x 12'1" (4.09m x 3.68m)

A large double bedroom, having fitted wardrobes plus overhead storage cupboards, radiator and two double glazed windows to the front elevation.

## BEDROOM 2

14'6" x 12'1" (4.42m x 3.68m)

A second large double bedroom with radiator and double glazed window to the rear elevation.

## BEDROOM 3

10'2" x 7'5" (3.05m'0.61m x 2.26m)

(Min 6'3"). With radiator, fitted storage cupboards and double glazed window to the front elevation.

## STUDY

6'11" x 4'11" (2.11m x 1.50m)

With loft hatch and drop down ladder and double glazed window to the side elevation.

### **SHOWER ROOM**

9'1" x 8'10" (2.77m x 2.69m)

Having a modern four piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower plus additional shower handset. Vanity unit with inset wash hand basin with mixer tap. Low flush WC. Bidet with mixer tap. Part tiled walls, radiator, airing cupboard housing Baxi combi boiler plus additional storage cupboard beneath and obscure double glazed window to the rear elevation.

### **OUTBUILDING**

8'1" x 7'1" (2.46m x 2.16m)

Brick built outbuilding beneath a slate roof.

### **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.























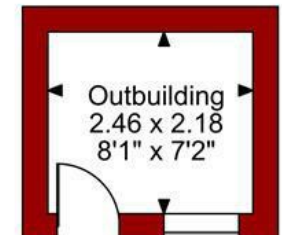
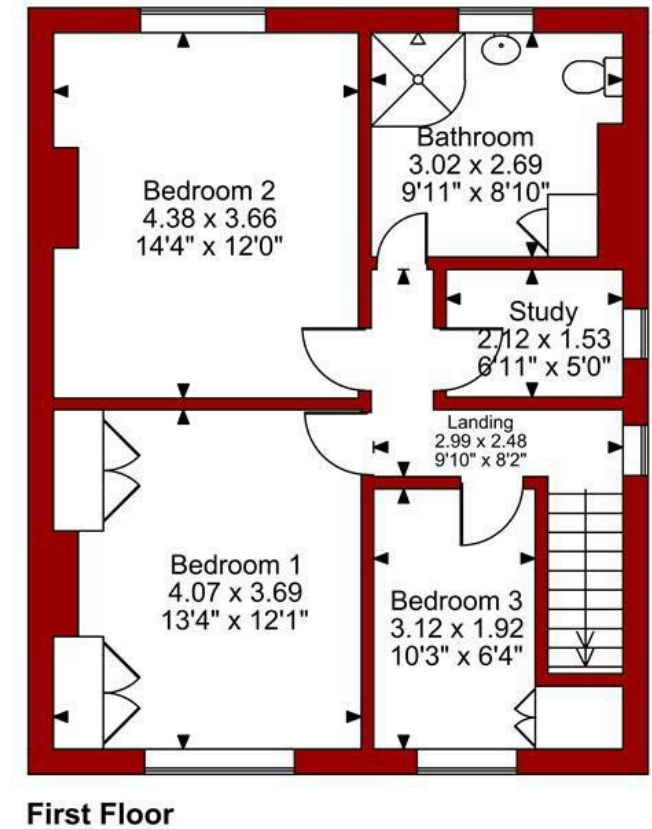
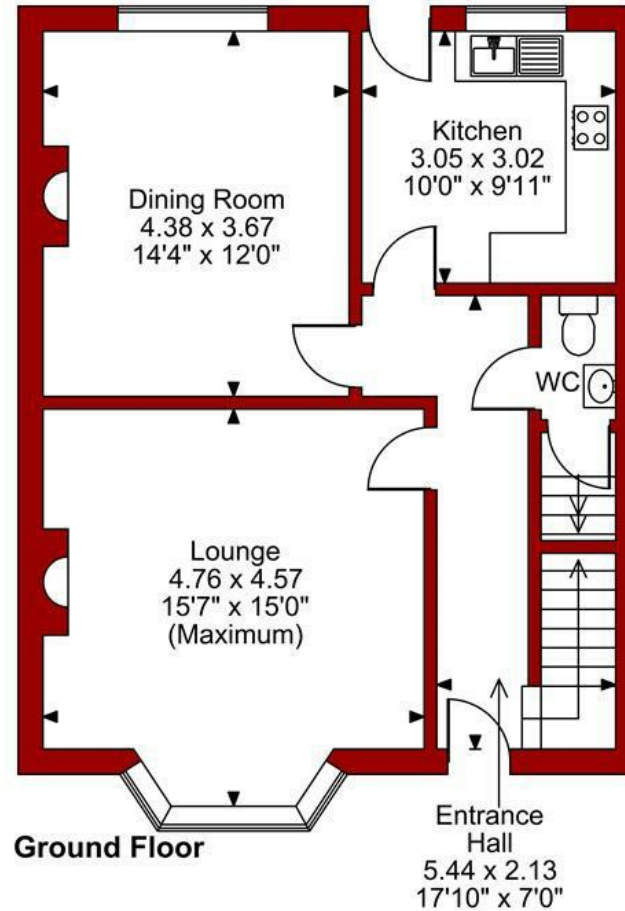
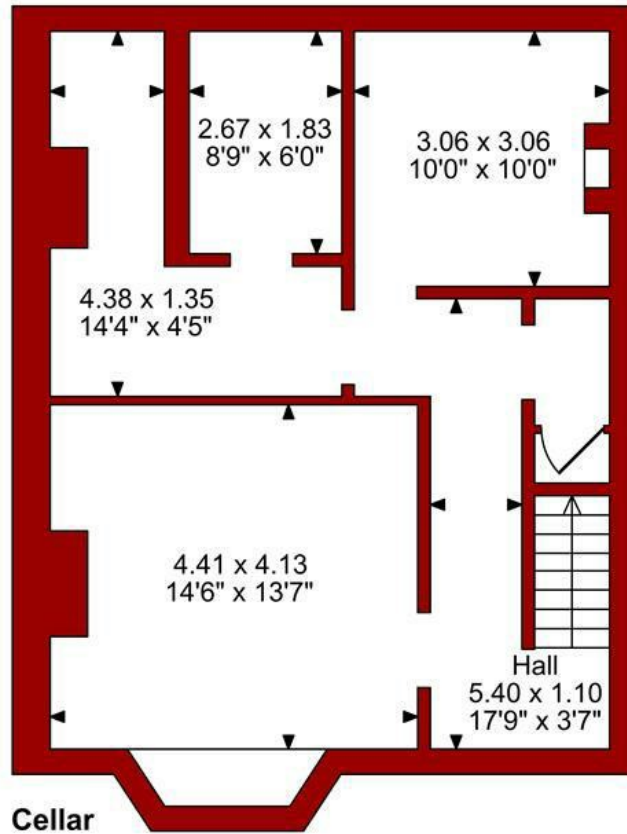








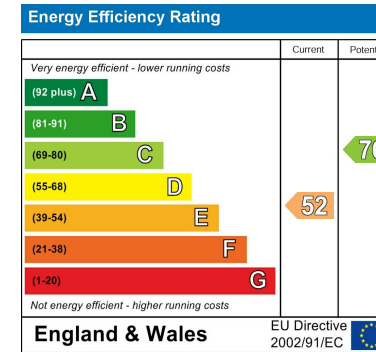
**Alexandra Avenue, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 176 SQ M/1891 SQ FT**  
**Outbuilding = 5 SQ M/58 SQ FT**  
**Total = 181 SQ M/1949 SQ FT**



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

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





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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