



**23 King Edward Avenue, Mansfield,  
Nottinghamshire, NG18 5AE**

**£320,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached House
- Three Good Sized Double Bedrooms
- Kitchen & Utility
- Established Front & Rear Gardens
- Within Easy Reach of Excellent Facilities
- Spacious Accommodation: 1341 Sq Ft
- Two Reception Rooms
- Long Driveway & Detached Single Garage
- Sought After Suburban Location
- High Oakham School Catchment

A traditional, bay fronted, three double bedroom semi detached house located in a highly favourable suburban location within easy reach of local facilities and within the catchment for High Oakham Primary School.

The property retains many of the character features associated with a property of this age to include high ceilings and original quarry tiled floor in the hallway. The house was re-roofed approximately 7 years ago, and there are UPVC double glazed windows including UPVC sash windows to the dining room bay window.

The property benefits from gas central heating and a good sized layout of living accommodation extending to circa 1341 sq ft. On the ground floor, there is an entrance porch, entrance hall, dining room, lounge, kitchen, and utility. The first floor galleried landing leads to a family bathroom and three double bedrooms including a large main bedroom.

Externally, the house stands back behind a low walled frontage with a front garden mainly laid to lawn with plants adjacent to a long driveway which extends to the side of the house to a detached single garage. To the rear of the property, there is an enclosed, southerly facing established garden featuring two patios and gated access to the driveway and garage. Beyond here, there are a selection of mature plants and shrubs and a lawn.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### **ENTRANCE PORCH**

With connecting obscure stained glass door through to the:

### **ENTRANCE HALL**

22'9" max x 5'11" (6.93m max x 1.80m)

With original quarry tiled floor, radiator, coving to ceiling, understairs cloaks storage cupboard and stairs to the first floor galleried landing.

### **DINING ROOM**

15'2" into bay x 12'3" (4.62m into bay x 3.73m)

Having a gas fire with floor-to-ceiling slate feature and matching hearth. Radiator, wood floor, coving to ceiling, picture rail and bay to the front elevation with three double glazed sash windows.

### **LOUNGE**

15'3" into bay x 10'10" (4.65m into bay x 3.30m)

With feature fireplace, radiator, laminate floor, picture rail, coving to ceiling and double glazed sliding patio door leading out onto the rear garden.

### **KITCHEN**

12'0" x 9'10" (3.66m x 3.00m)

Having wall cupboards including display cabinets, base units and drawers with work surfaces above. Inset Belfast sink with chrome swan-neck mixer tap. Space for a cooker and plumbing and space for both a washing machine and dishwasher. Slate tiled floor, beamed ceiling, radiator, wine rack, double glazed window to the side elevation and stable door leading out onto the driveway.

### **UTILITY**

13'0" x 4'11" (3.96m x 1.50m)

Having wall and base units, work surfaces and space for further appliances. Wall mounted gas fired central heating boiler and double glazed windows to the side and rear elevations.

### **FIRST FLOOR GALLERIED LANDING**

15'10" x 5'11" (4.83m x 1.80m)

With coving to ceiling.

### **BEDROOM 1**

16'5" x 12'11" (5.00m x 3.94m)

A double bedroom with radiator and double glazed window to the front elevation.

### **BEDROOM 2**

15'1" x 12'10" into bay (4.60m x 3.91m into bay)

A second really good sized double bedroom, having built-in wardrobes, radiator, wood floor and two double glazed windows to the rear elevation including a large bay window overlooking the garden.

### **BEDROOM 3**

9'11" x 9'5" (3.02m x 2.87m)

Having fitted wardrobes with overhead storage cupboards above. Radiator and double glazed window to the side elevation.

### **FAMILY BATHROOM**

9'11" x 5'10" (3.02m x 1.78m)

Having a three piece ivory suite comprising a panelled bath with electric Mira shower over. Pedestal wash hand basin. Low flush WC. Radiator, part tiled walls, coving to ceiling and obscure double glazed window to the side elevation.

### **OUTSIDE**

The property stands back behind a low walled frontage with a pedestrian gate which leads to a pathway flanked by a hedgerow side boundary to the front entrance door. The front garden

is laid to lawn with plants adjacent to a long driveway which extends to the side of the house to a detached single garage. To the rear of the property, there is an enclosed, southerly facing established garden featuring two patios and gated access to the driveway and garage. Beyond here, there are a selection of mature plants and shrubs and a lawn enclosed on all sides.

#### **DETACHED SINGLE GARAGE**

15'8" x 8'2" (4.78m x 2.49m)

With up and over door.

#### **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 zero seven eight one seven two eight three five two one.

#### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

#### **SERVICES DETAILS**

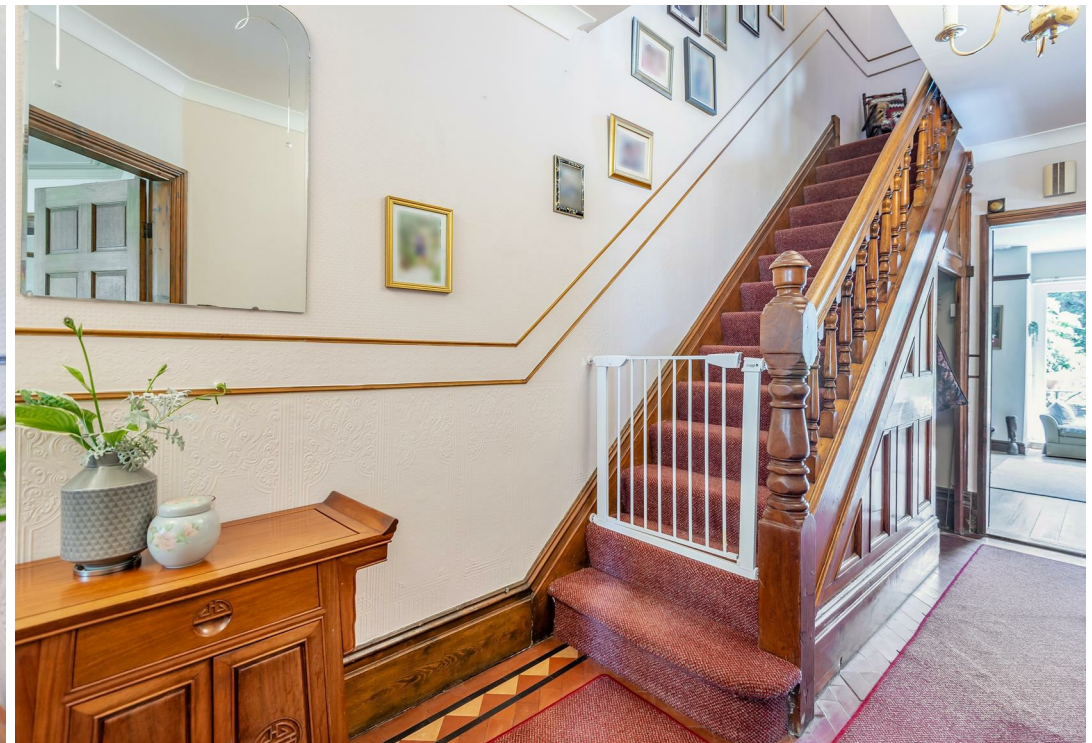
All mains services are connected.

#### **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.

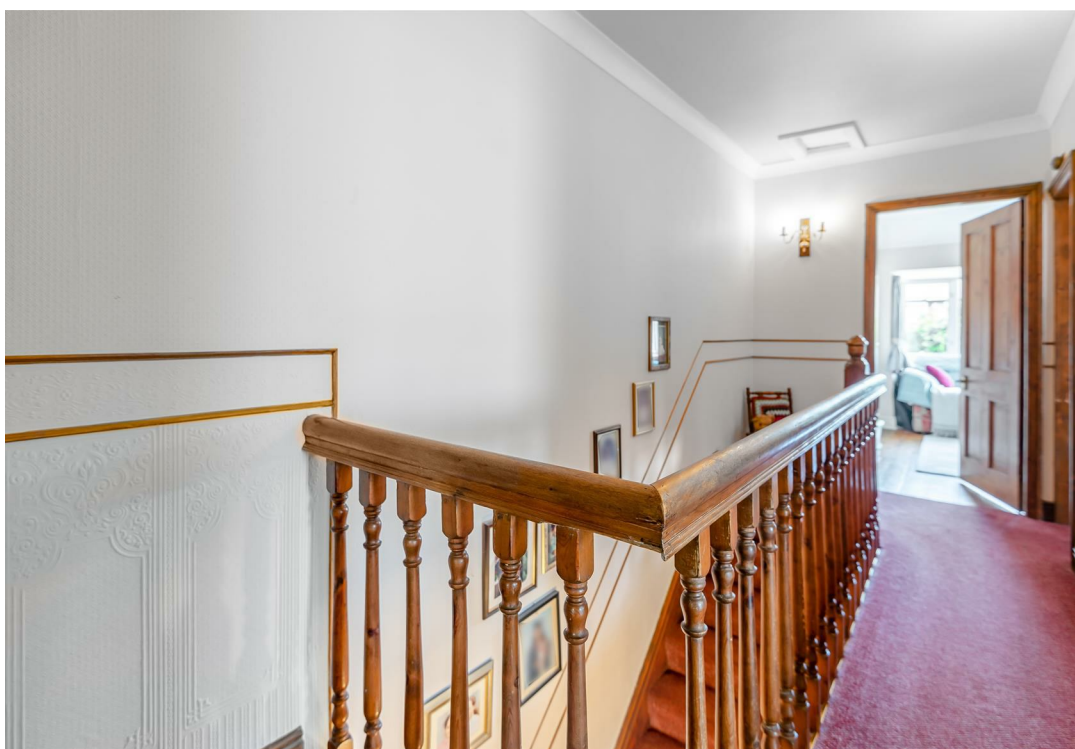
#### **FIXTURES & FITTINGS**

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.











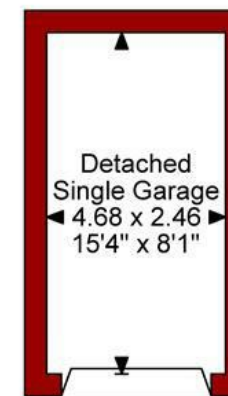
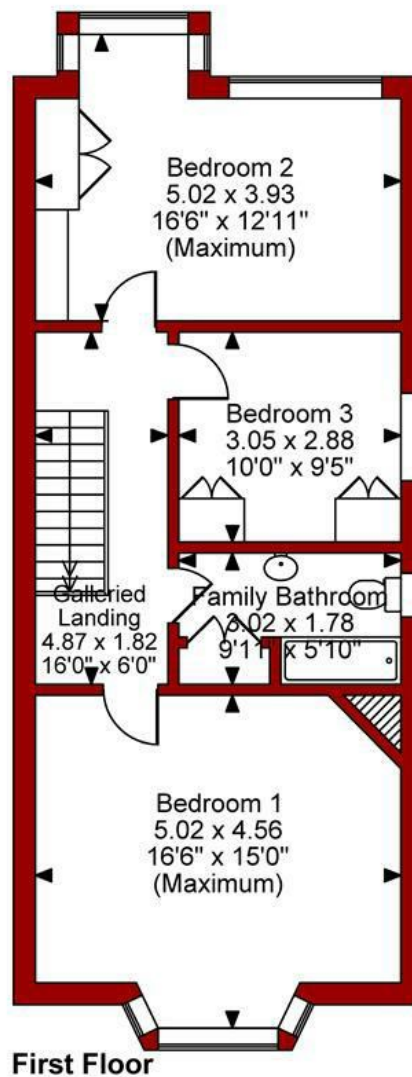
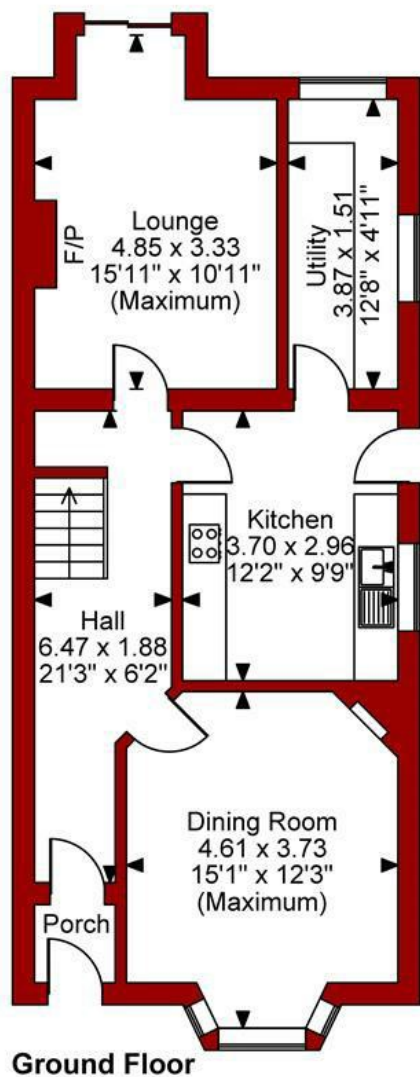








**King Edward Avenue, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 1341 Sq Ft/125 Sq M**  
**Detached Single Garage = 124 Sq Ft/12 Sq M**  
**Total = 1465 Sq Ft/137 Sq M**



**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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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		85
(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



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