



Woodside, 2a Edgar Avenue, Mansfield,  
Nottinghamshire, NG18 2AZ

£275,000

Tel: 01623 626990

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



- Traditional Detached House
- Two Reception Rooms
- Utility & Downstairs WC
- Good Sized Walled Corner Plot
- Established Suburban Location
- Three Spacious Double Bedrooms
- Kitchen & Pantry
- Gas Central Heating (Combi Boiler)
- Driveway & Detached Garage
- Walking Distance to Facilities

A traditional three bedroom detached house built c.1930s fronting to Woodhouse Road, occupying a good sized corner plot with stone walled boundaries and a driveway and detached garage to the rear off Edgar Avenue.

The property is typical of the era of construction and retains character and charm with period features and includes contemporary window shutters to four windows, UPVC double glazing and gas central heating from a combi boiler. The ground floor living accommodation comprises an entrance porch, entrance hall, lounge, dining room, kitchen, pantry, rear lobby, WC, utility and a conservatory. The first floor landing leads to three spacious double bedrooms and a modern bathroom.

The property is positioned within walking distance to a wealth of excellent facilities – including The Brunts Academy.

## OUTSIDE

Externally, the front garden provides both privacy and curb appeal, thanks to the brick boundary wall, lawn and mature trees, and a pathway leads to the main side entrance door with gate beyond providing access to the rear garden. The rear garden is enclosed by stone walls and fencing and features a substantial Indian sandstone patio which extends across the full width of the property, central lawn and a useful shed. A sandstone path leads to a gate at the end of the garden with access to the driveway and detached garage.

UPVC DOUBLE SIDE ENTRANCE DOORS OPEN TO:

## ENTRANCE PORCH

With traditional stained glass door leading through to the:

## ENTRANCE HALL

12'10" x 7'11" (3.91m x 2.41m)

With understairs storage cupboard with light point. Radiator, oak floor, panelled staircase leading to the first floor landing and separate built-in storage cupboard housing the Baxi combi boiler.

## LOUNGE

15'9" into bay x 11'11" (4.80m into bay x 3.63m)

A dual aspect reception room, with radiator, wooden floorboards, feature panelled wall, double glazed window to the side elevation and double glazed bay window to the front elevation - each with fitted window shutters.

## DINING ROOM

13'11" x 10'11" (4.24m x 3.33m)

With traditional 1930s tiled fireplace with inset open-grate fire, wooden floorboards, deep skirting boards, coving to ceiling, radiator and double glazed window to the front elevation.

## KITCHEN

10'1" x 7'10" (3.07m x 2.39m)

Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated single electric oven, four ring electric hob and extractor hood above. Integrated dishwasher. Walk-in pantry cupboard provides valuable additional storage. Tiled floor and double glazed window to the side elevation.

## PANTRY

8'5" x 2'11" (2.57m x 0.89m)

With light point, ample shelving, original tiled walls and window to the rear elevation.

## REAR LOBBY

4'4" x 3'6" (1.32m x 1.07m)

With tiled floor.

## UTILITY

8'5" max x 2'11" (2.57m max x 0.89m)

Having plumbing for a washing machine and space for a tumble dryer. Tiled floor.

## DOWNSTAIRS WC

4'7" x 2'11" (1.40m x 0.89m)

With WC, tiled floor and obscure double glazed window to the rear elevation.

## CONSERVATORY

14'4" x 7'3" (4.37m x 2.21m)

With tiled floor, radiator and French doors leading out onto the rear garden.

## FIRST FLOOR LANDING

9'10" x 7'2" max (3.00m x 2.18m max)

With loft hatch providing access to a partially boarded loft. Double glazed window to the rear elevation.

## BEDROOM 1

15'11" into bay x 11'11" (4.85m into bay x 3.63m)

The first of three good sized bedrooms, this large double bedroom benefits from a dual aspect, with radiator, double glazed window to the side elevation and double glazed bay window to the front elevation - each with fitted window shutters.

## BEDROOM 2

13'11" x 10'10" (4.24m x 3.30m)

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

### BEDROOM 3

10'3" x 9'9" max (3.12m x 2.97m max)

A good sized third double bedroom redecorated in September 2025, with radiator and double glazed window to the side elevation.

### BATHROOM

7'11" x 7'10" (2.41m x 2.39m)

Having a modern three piece white suite comprising a panelled bath with electric shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, chrome heated towel rail, ceiling spotlights, chrome heated towel rail and obscure double glazed window to the side elevation.

### DETACHED GARAGE

21'0" x 10'11" (6.40m x 3.33m)

With power and light points, two windows to the side elevation, side entrance door and up and over main door.

### SHED

11'4" x 9'5" (3.45m x 2.87m)

With power and light points and window to the side elevation.

### 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.































**Edgar Avenue, Mansfield**

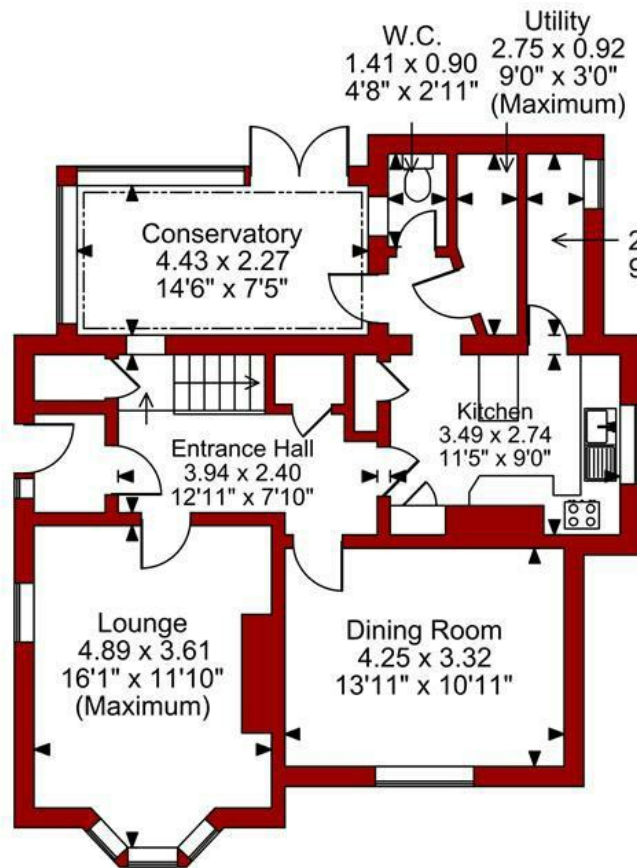
**Approximate Gross Internal Area**

**Main House = 134 Sq M / 1440 Sq Ft**

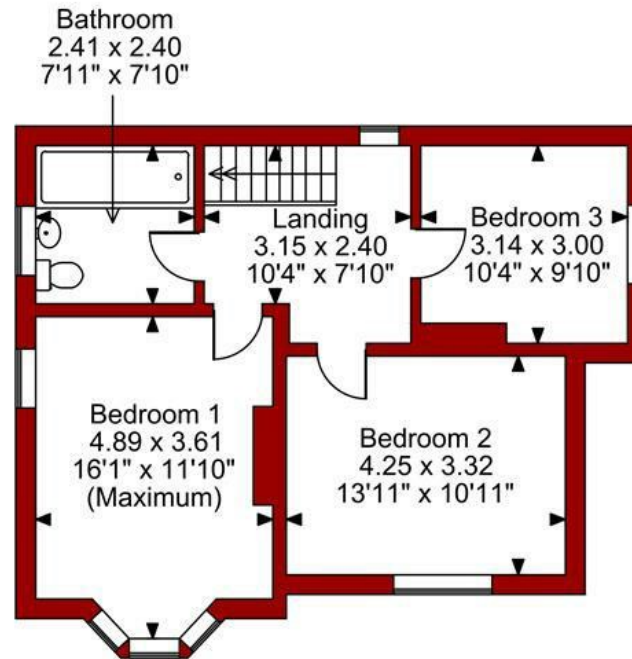
**Detached Garage = 21 SQ M / 231 SQ FT**

**Shed = 10 SQ M / 107 SQ FT**

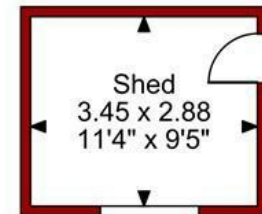
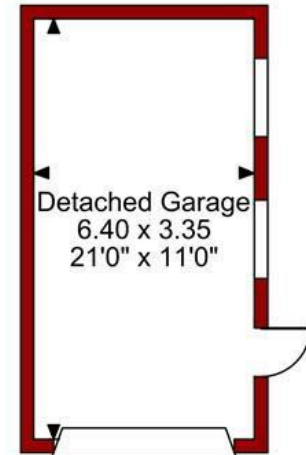
**Total = 165 Sq M / 1778 Sq Ft**



**Ground Floor**



**First Floor**






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

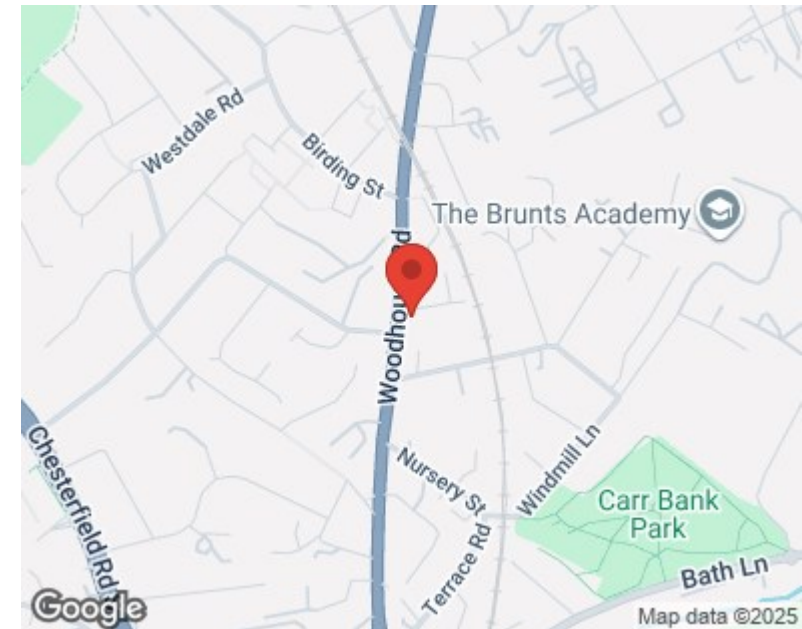
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers