



Methuen Avenue
Mansfield

burchell
edwards



Property Description

Investment Opportunity! Situated on Methuen Avenue in Mansfield, this two-bedroom mid-terrace property offers excellent potential for investors, landlords or buyers looking for a project.

The accommodation comprises an entrance hall, spacious living room, fitted kitchen with useful understairs storage and a ground floor WC. To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a bath, wash hand basin and WC.

While the property would benefit from some improvement and modernisation, it provides a fantastic opportunity to add value and personalise to suit individual requirements.

Externally, the property enjoys a fenced frontage with slabbed patio area and an enclosed rear garden featuring lawn, patio space, a garden shed and access over the neighbouring garden.

Conveniently located close to local amenities, schools and transport links, this property presents an excellent opportunity for those seeking a home to renovate or a potential buy-to-let investment.

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

Accessed via a wooden front door, the entrance hall features tiled flooring and a wall mounted radiator, with access to the ground floor accommodation.

Living Room

A spacious reception room featuring exposed floorboards, a wall mounted radiator and a double glazed window to the front elevation allowing for plenty of natural light.

Kitchen

Fitted with a range of matching wall and base units incorporating an inset stainless steel sink and drainer. Benefiting from tiled splashbacks, a wall mounted radiator, understairs storage cupboard, double glazed window to the rear and a UPVC door providing access to the garden.

Wc / Cloakroom

Convenient ground floor cloakroom comprising a low flush WC, wall mounted radiator and a double glazed opaque window to the rear elevation.

Landing

Having exposed floorboards and access to the loft space. Doors lead to all first-floor rooms.

Bedroom One

A generous double bedroom with exposed floorboards, wall mounted radiator, two double glazed windows to the front elevation and a useful storage cupboard housing the boiler.

Bedroom Two

A well-proportioned bedroom featuring exposed floorboards, wall mounted radiator and a double glazed window overlooking the rear garden.

Bathroom

Comprising a bath, wash hand basin and low flush WC. The room benefits from exposed floorboards, Aqua board splashbacks, wall mounted radiator and a double glazed opaque window to the rear elevation.

Externals

Front Exterior

The property is set behind a fenced boundary with a slabbed patio area to the front.

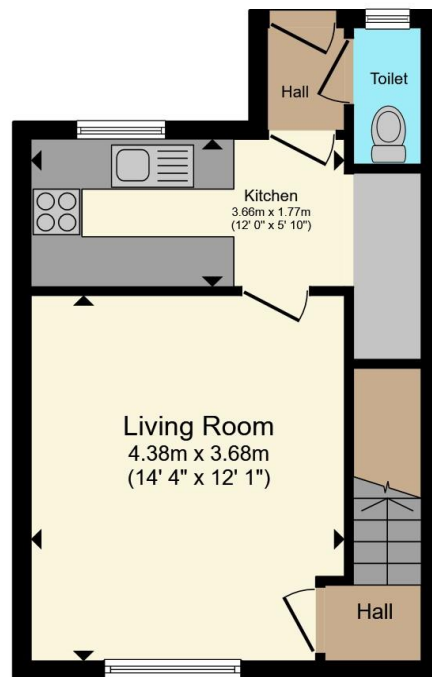
Rear Garden

The enclosed rear garden incorporates lawned sections alongside concrete and paved patio areas. Further benefits include a garden shed and access over the neighbouring garden.

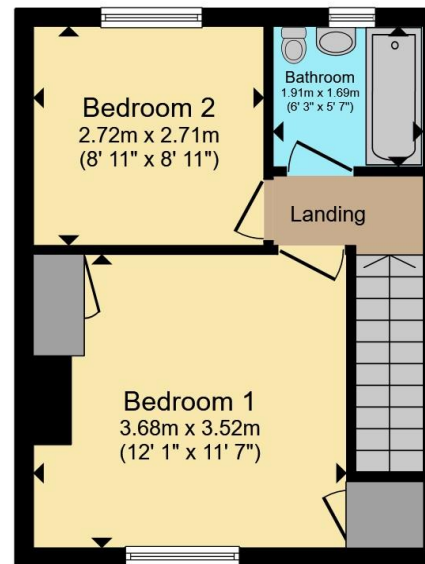








Ground Floor



First Floor

Total floor area 59.7 m² (642 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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