



Guide Price £180,000 Freehold

3A MEDEN AVENUE | NEW HOUGHTON | MANSFIELD | NG19 8SP

BuckleyBrown
ESTATE AGENTS

*** Guide Price £180,000 - £190,000 ***

A GREAT OPPORTUNITY!... Nestled in the charming area of New Houghton, Mansfield, Meden Avenue offers a delightful semi-detached house that perfectly combines modern living with a welcoming community atmosphere. This location is ideal for those seeking a peaceful retreat while still being conveniently close to local amenities, schools, and transport links, making it a wonderful place to call home. Let's see what's to offer...

As you step inside this lovely abode, you are greeted by a spacious reception room that invites you to relax and unwind. This open-plan space is perfect for entertaining friends and family, allowing for easy conversation and connection. The kitchen is fully equipped with everything you could need. Finally, the ground floor provides a convenient WC.

Venturing upstairs, you will discover two generously sized bedrooms, each offering a blank canvas to make your own. The master bedroom benefits from its own en suite whilst the second bedroom is next door to the family bathroom.

Outside, the property is complemented by a modest garden, providing a delightful space for outdoor activities or simply enjoying the fresh air. Whether you envision hosting summer barbecues or enjoying quiet evenings under the stars, this outdoor space is sure to enhance your living experience. Not to mention there is a private driveway, car port and outbuilding.

Call now to book your viewing!





Hall

With access into;

WC

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

Kitchen/Dining Room 8'1" x 12'9"

Complete with a range of matching gloss wall and base cabinets, inset sink with drainer, integrated appliances and a bay window to the front elevation.

Living Room 15'1" x 8'10"

Carpeted reception room with a central heating radiator, window and patio doors opening to the rear garden.

Landing

With leading access into;

Bedroom One 10'3" x 9'6"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

En Suite 4'5" x 5'5"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Two 7'10" x 10'0"

Wood effect PVC flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'11" x 6'3"

Three piece suite including a hand wash basin, low flush wC and a bath. Window to the rear elevation.

Outside

Low maintenance frontage with. pathway leading to the front door and a private driveway to the side. The rear garden hosts an expansive lawn, patio seating area, car port, outbuilding and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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