



50 SECOND AVENUE MANSFIELD, NG21 9NY

£170,000
FREEHOLD

This property is set in the lovely village of Edwinstowe. There are lots of things to do here, the swimming baths, Sherwood Forest, cafes and public houses. The property is also convenient for the motorway network and close to Clumber Park. The property briefly comprises of entrance hall with stairs rising to the first floor, spacious lounge with dual aspect windows, kitchen diner, downstairs cloakroom and rear entrance porch. To the first floor are three bedrooms and family bathroom. To the front of the property is block paved and has a gate which leads to the front of the house. The rear garden needs to be seen to appreciate the plants, shrubs, lawned areas and patio areas created by the current owner. **BOOK A VIEWING NOW - DO NOT MISS OUT**

**Kendra
Jacob**

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50 SECOND AVENUE

• Perfect For A First Tijme Buyer • Close To Local Amenities • Situated In The Heat Of Edwinstowe • Spacious Lounge Overlooking The Magnificent Rear Garden • Three Bedrooms • Family Bathroom • Downstairs Cloakroom • Perfect For Sherwood Forest And Other Amenities • Convenient For The Motorway Network • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

With composite door leading into the entrance hall having stairs rising to the first floor accommodation.

Lounge

With dual aspect windows allowing extra natural light, the window to the rear overlooks the magnificent garden, two central heating radiators, coving to the ceiling and laminate flooring.

Kitchen

With a range of wall and base units with work surfaces over. There is a window overlooking the front, stainless steel sink unit and being partially tiled. Storage cupboard.

Downstairs Cloakroom

With low flush WC, window overlooking the rear and central heating radiator.

Dining Area

The dining area is tucked away from the kitchen having a windows to the side and rear.

Rear Entrance Porch

There is a porch to the rear which is perfect for storing shoes and overlooks the magnificent garden.

First Floor Landing

Stairs rise to the first floor accommodation.

Bedroom One

With windows overlooking the front and rear again allowing extra natural light, there are a range of built in storage cupboards and central heating radiator.

Bedroom Two

With window overlooking the front, storage cupboard and central heating radiator.

Bedroom Three

With window overlooking the rear and central heating radiator.

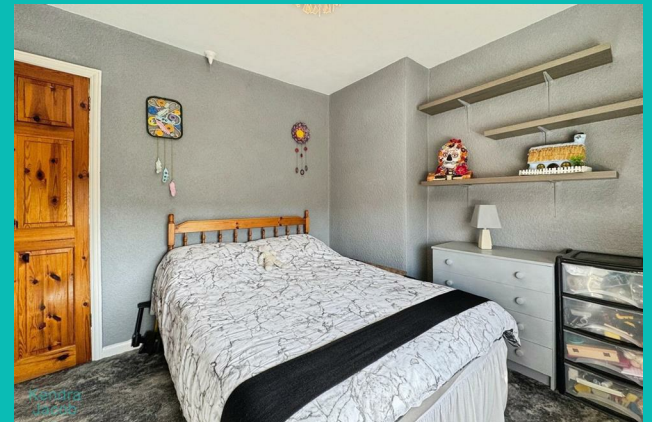
Family Bathroom

Fitted with a three piece suite comprising of panelled bath, wash hand basin and low flush WC. A window overlooks the rear, fully tiled and has an heated towel rail.

Outside

To the front of the property is a gate with access to the front of the house. It is a low maintenance garden with pebbled areas and some plants and shrubs. To the rear this garden has got to been seen to appreciate the size, the patio areas and lawned areas that are available. The shed and greenhouse are included in the sale. There is shared access via a gate to next door to the right which is there for access for the wheelie bins etc., This garden must be viewed to see the extent of trees, bushes, shrubs and plants.

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ADDITIONAL INFORMATION

Local Authority – Newark and Sherwood District Council

Council Tax – Band A

Viewings – By Appointment Only

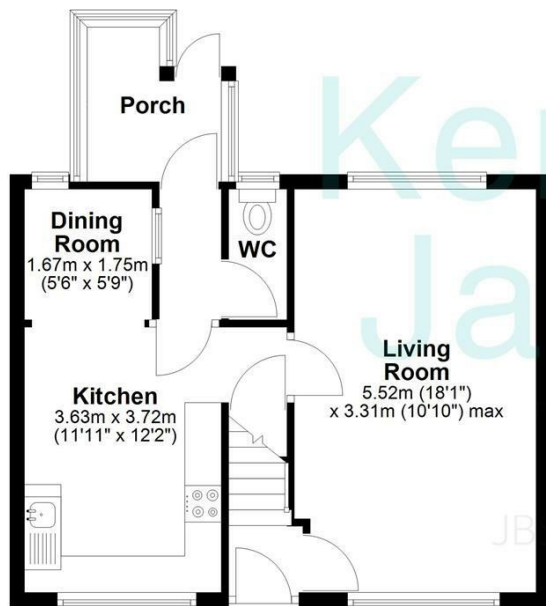
Floor Area – 833.10 sq ft

Tenure – Freehold



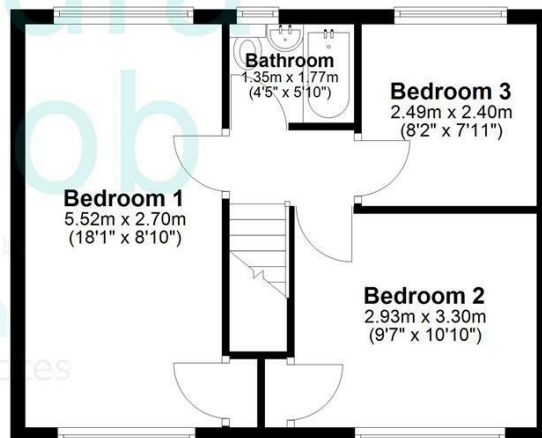
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 77.4 sq. metres (833.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		65
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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