



Third Avenue
Clipstone Village Mansfield

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Property Description

Nestled in the heart of Clipstone Village on the ever-popular Third Avenue, this charming three-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance lifestyle. The ground floor welcomes you with a spacious lounge ideal for relaxing or entertaining, a well-appointed kitchen with ample storage and workspace, and a convenient WC. Upstairs, the first floor comprises three comfortable bedrooms and a family bathroom, providing practical living space for couples, small families, or tenants.

To the front, the property benefits from a concrete driveway with space for one vehicle, complemented by a pebbled garden area adorned with mature bushes, shrubs, and plants that add a touch of greenery and kerb appeal. The rear elevation is equally low maintenance, featuring a mix of concrete and pebbled surfaces, a patio area perfect for outdoor seating, and a selection of shrubs and plants within a fenced surround. A gated side access adds further practicality and privacy.

With no onward chain, this home is ready for immediate occupation or rental, making it an ideal investment opportunity. Its easy-to-maintain exterior and convenient layout make it a smart choice for those seeking simplicity without compromising on comfort.

Entrance Hall

Entry via UPVC double-glazed door, door to front and finished with carpet flooring.

Cloakroom / Wc

Located on the ground floor, consists of ceramic toilet, double glazed window to rear, and vinyl floor to finish.

Lounge

18' x 10' 11" into chimney breast (5.49m x 3.33m into chimney breast)

The lounge comprises of double-glazed windows to front and rear, wall mounted radiator, solid fuel fireplace with brick surround, and carpet flooring to finish.

Kitchen

15' 1" + recess x 10' 4" into recess (4.60m + recess x 3.15m into recess)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed windows to front and rear, UPVC door to rear wc and rear door, wall mounted radiator, plumbing and space for washer, electric oven, cooker hood, pantry, and vinyl floor to finish.

First Floor Landing

First floor landing with access to loft, water tank and carpet flooring to finish.

Bedroom One

.18' into recess x 9' max (5.49m into recess x 2.74m max)

The master bedroom comprising of double-glazed windows to front and rear, wall mounted radiator, with carpeted floor to finish.

Bedroom Two

9' 4" x 11' into recess + cupboard (2.84m x 3.35m into recess + cupboard)

Bedroom two includes double-glazed window to front, wall mounted radiator, storage cupboard and carpeted floor to finish.

Bedroom Three

8' 3" x 7' 11" (2.51m x 2.41m)

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Shower Room

The shower-room is finished with ceramic toilet and wash hand basin with vanity, walk-in shower cubicle, double glazed window to rear, full tiled splashback and vinyl floor to finish.

Externals

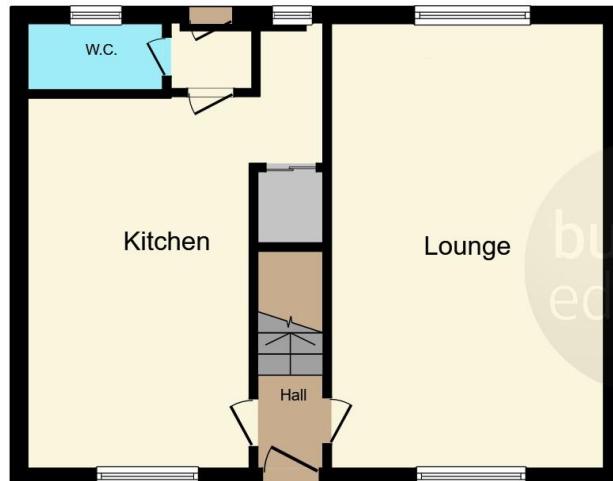
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Ground Floor



First Floor

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

Tenure: Freehold

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