



3 Titchfield Avenue, Mansfield Woodhouse – NG19 9DD

Guide Price £260,000

DavidJames
the estate agent



3 Titchfield Avenue

Mansfield Woodhouse, Mansfield

NO CHAIN! Traditional 3 bed detached family home with huge potential for refurbishment. This blank canvas offers 2 reception rooms, a substantial plot with lots of scope for projects and parking!

Council Tax band: C

Tenure: Freehold

- Traditional detached family home
- Offered to the market with no upward chain
- Huge potential with lots of scope for modernisation and refurbishment
- Within easy reach of local amenities, schools and transport links
- Two versatile reception rooms (lounge and separate sitting/dining room)
- Breakfast kitchen with a large adjoining lean-to (including a utility and workshop area)
- Three first floor bedrooms
- First floor three-piece bathroom
- Substantial and attractive plot with a wealth of exciting possibilities and potential
- Driveway leading to a garage for convenient parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

143.8 m²

1546 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.