



£105,000 Leasehold

7 TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RW

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PERECT FOR FIRST TIME BUYERS. Located in the charming village of Edwinstowe, on the picturesque Trinity Road, this ideal flat offers a perfect blend of comfort and convenience. Edwinstowe is renowned for its rich history and proximity to the stunning Sherwood Forest, making it an ideal location for those who appreciate nature and community living.

Upon entering the property, you are welcomed by a spacious hall that leads you into the heart of the home. The living and dining room is a bright and airy space, perfect for both relaxation and entertaining. The well-appointed kitchen is designed with functionality in mind, providing ample storage and workspace for culinary enthusiasts.

This flat boasts two bedrooms, the master being generously sized, each designed to offer a peaceful retreat. The master bedroom also features an en suite bathroom, providing added privacy and convenience. The second bathroom is equally well-equipped, ensuring that all residents and guests have access to modern facilities.

Outside, the property benefits from communal areas that enhance the overall living experience. The surrounding landscape is beautifully maintained, offering a pleasant environment for leisurely strolls or simply enjoying the fresh air. This flat on Trinity Road is a wonderful opportunity for those seeking a comfortable and stylish home in a vibrant community.

Call up today to secure your viewing! 01623 633633





Hall
Laminate flooring, fitted cupboard and leading access into;

Living/Dining Room 12'7" x 12'4"
Laminate flooring, central heating radiator and a window to the side elevation.

Kitchen 7'1" x 7'10"
Fitted wall and base cabinets, inset sink and drainer, integrated appliances and a window to the side elevation.

Bedroom One 12'8" x 9'4"
Carpeted flooring, central heating radiator, en suite and a window to the side.

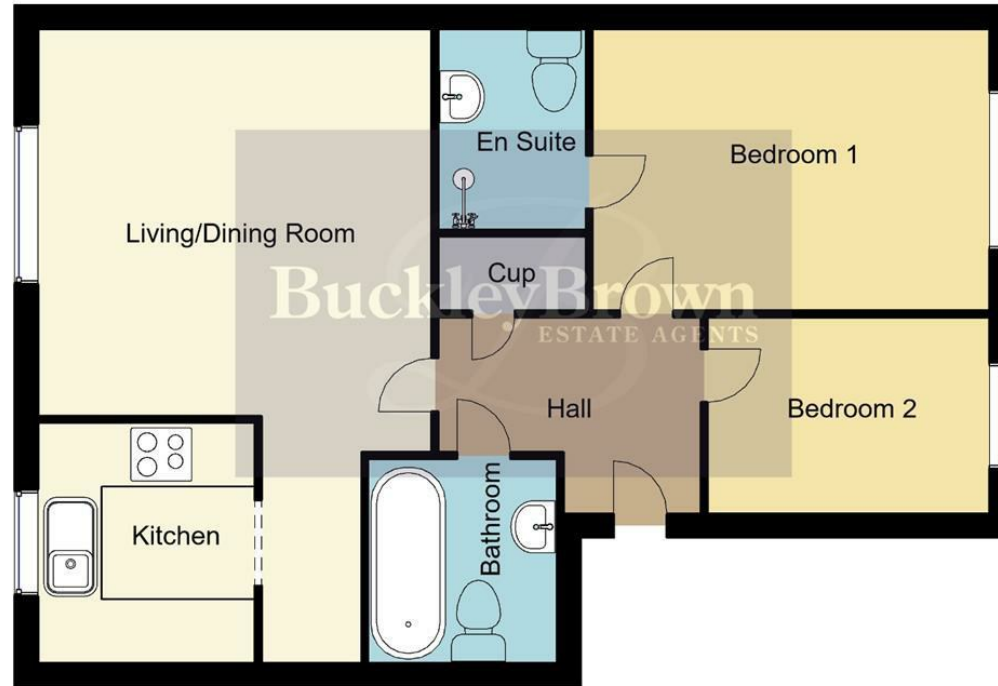
En Suite 4'9" x 6'7"
Three piece suite comprising of a hand wash basin, low flush wc and a shower.

Bedroom Two 9'1" x 3'3"
Carpeted flooring, central heating radiator and a window to the side elevation.

Bathroom 6'0" x 6'9"
Neutral three piece suite comprising of a hand wash basin, low flush wc and a bath.



Ground Floor
54sq.m/585.60sq.ft
Approx



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		80	86
(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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