



Avocet Place
Mansfield, NG20 8XZ

Guide Price £175,000

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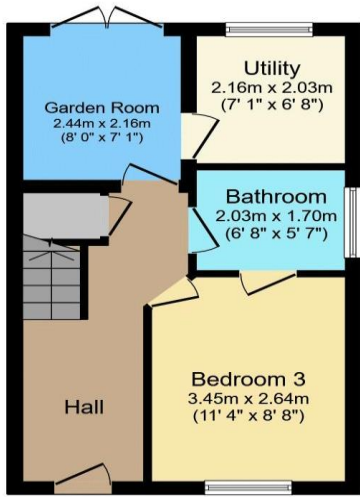


MAIN FEATURES:

- **Spacious Semi Detached House Arranged over Three Floors**
- **Garden Room**
- **Ground Floor Family Bathroom/WC & Bedroom Three**
- **First Floor Kitchen/Diner & Lounge**
- **Two Top Floor Bedrooms Both Benefitting from En-suites**
- **Good Size Rear Garden**
- **Landlords Only**

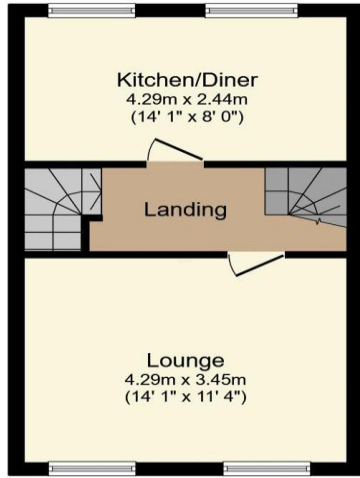
Situated on the popular Warsop Vale development, this well-proportioned three-bedroom townhouse on Avocet Place, offers versatile accommodation arranged over three floors and is available to landlords only, with a paying tenant in situ, making it an ideal ready-made investment opportunity. The property is arranged over three levels, beginning with a welcoming entrance hall to the ground floor, which provides access to a flexible third bedroom, a modern family bathroom, a useful utility room and a garden room with access to the private rear garden. The first floor offers a spacious lounge, ideal for everyday living, along with a well-proportioned kitchen/diner providing ample space for dining and entertaining. To the second floor are two further bedrooms, including a generous main bedroom with en-suite shower room, as well as an additional bedroom and landing area. Externally, the property benefits from an enclosed rear garden, suitable for tenant use and low-maintenance enjoyment. Photographs demonstrate the practical layout and generous room sizes throughout the home.

Warsop Vale is a popular residential location, offering easy access to local shops, schools and amenities, with good transport links to Mansfield and surrounding areas. The area is also well placed for countryside walks and green spaces, including nearby Sherwood Forest, making it attractive to long-term tenants. Viewing is recommended for landlords seeking a tenanted investment in a well-established location.



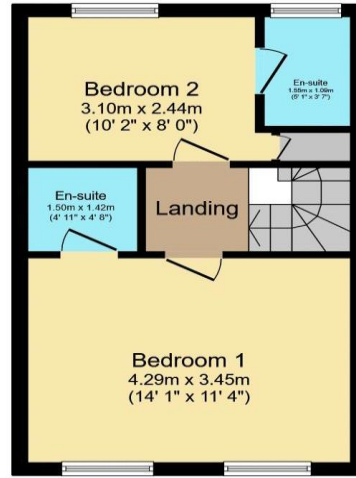
Ground Floor

Floor area 33.0 sq.m. (355 sq.ft.) approx



First Floor

Floor area 33.0 sq.m. (355 sq.ft.) approx



Second Floor

Floor area 33.0 sq.m. (355 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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