



Elm Tree Avenue  
Mansfield Woodhouse Mansfield

burchell  
edwards

# Elm Tree Avenue Mansfield Woodhouse Mansfield NG19 8HN

for sale guide price  
**£130,000**



## Property Description

Situated on Elm Tree Avenue in Mansfield Woodhouse, this semi-detached property presents an excellent project opportunity for buyers looking to modernise a well-proportioned home in a popular residential location. The ground floor offers a traditional layout with a welcoming entrance hall, cloakroom/WC, spacious lounge with feature fireplace, and an adjoining dining room with patio doors to the garden. The kitchen provides a solid base for upgrading, offering generous storage and workable space.

Upstairs, the property continues with good-sized bedrooms, each offering excellent potential for refurbishment to suit personal taste. The layout lends itself to reconfiguration or simple cosmetic improvement. Externally, the home benefits from gardens to both the front and rear, ideal for landscaping or redesigning to create attractive outdoor living spaces.

With its strong foundations, spacious rooms and scope for improvement throughout, this property is ideal for investors, first-time buyers seeking a project, or anyone looking to create a personalised home in a convenient Mansfield Woodhouse location close to amenities, transport links and schools.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with

iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

A welcoming hall giving access to the ground floor accommodation, with stairs rising to the first floor. With double glazed window to side, UPVC door to side, carpet, wall mounted radiator

## Cloakroom / Wc

Fitted with vinyl flooring, and comprising a modern WC, tiled splashback and double-glazed opaque window to front.

## Lounge

A spacious reception room featuring carpeted flooring, a double glazed window to the front, a fireplace with stone and wood surround, wall mounted radiator and opens through to the dining room.

## Dining Room

A generous second reception room offering flexible use, perfect for family dining or

entertaining. With carpet flooring, double glazed UPVC doors and wall mounted radiator.

## Kitchen

A well proportioned kitchen fitted with vinyl flooring, wall mounted radiator, storage beneath the stairs, and double glazed window to side. Includes matching wall and base mounted units, inset stainless steel sink and drainer, space for appliances, and tiled splashback.

## Landing

Carpeted landing with a double glazed window to side and access to the loft.

## Bedroom 1

A spacious double bedroom featuring exposed floorboards, double glazed window to front, and wall mounted radiator.

## Bedroom 2

A generously sized bedroom with carpeted flooring, double glazed window to the rear, fitted wardrobes, and radiator.

## Bedroom 3

Carpeted with a double glazed window to the front and wall mounted radiator.

## Bathroom / Wet Room

A fully tiled bathroom with ceramic tiling, vinyl flooring, shower area, WC, wash basin, and radiator, double glazed opaque window to side. Includes built in storage.

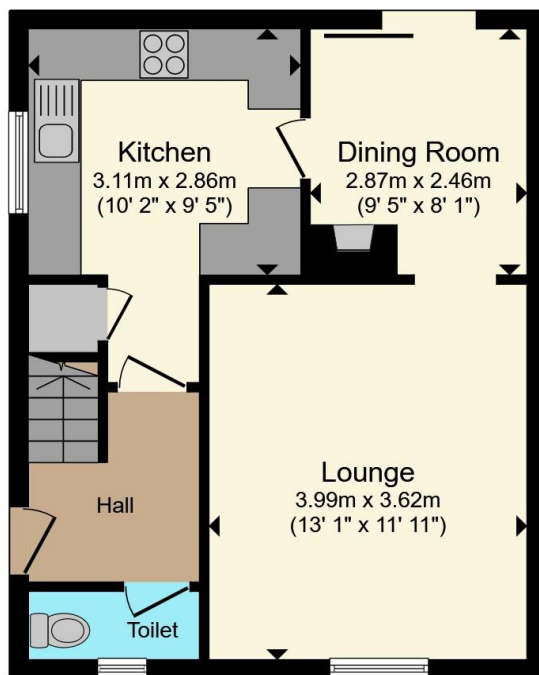
## Externals

Rear garden with fenced in surround, mainly laid to lawn including concrete patio, outhouse, paved patio and lockable gated side access.









**Ground Floor**



**First Floor**

Total floor area 83.0 m<sup>2</sup> (893 sq.ft.) approx

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). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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

Tenure: Freehold

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