



Third Avenue
Clipstone Village Mansfield

burchell
edwards

Third Avenue Clipstone Village Mansfield NG21 9DE

for sale offers in the region of
£120,000



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

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.









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.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209441



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209441 - 0009