16 Meden Avenue, New Houghton, Mansfield, Nottinghamshire, NG19 8SR

No Chain £169,950

Tel: 01623 626990

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- En Suite & Bathroom
- Lounge with French Doors
- UPVC Double Glazing
- Front & Rear Gardens
- Two Bedrooms
- Kitchen/Diner with Integrated Appliances
- Gas C/H (New Boiler August 2024)
- Tandem Length Block Paved Driveway
- Pleasant Open Front Outlook

A modern two bedroom semi detached house built in 2014 with a pleasant open front outlook in an established location off Chesterfield Road.

The property has UPVC double glazing and a brand new boiler was installed in August 2024. The ground floor living accommodation comprises an entrance hall, downstairs WC, kitchen/diner with integrated appliances and a lounge with French doors. The first floor landing leads to a master bedroom with an en suite. There is a second bedroom and a bathroom.

The property represents an ideal opportunity for professional couples, single occupiers, first time buyers and buy-to-let investors looking for a modern, low maintenance home with the benefit of no upward chain.

OUTSIDE

Outside, there is a tandem length driveway to the side of the house which provides off road parking for two cars. The front garden is mainly laid to lawn with a hedgerow boundary and a paved pathway leads to the front entrance door. A gate at the end of the driveway provides access to the rear garden. To the rear of the property, there is a lawn, paved patio, shed and an outside tap.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

10'3" x 3'4" (3.12m x 1.02m)
With radiator, double power point and stairs to the first floor landing.

DOWNSTAIRS WC

5'5" x 2'11" (1.65m x 0.89m)
Having a modern two piece white suite comprising a low flush WC. Wall hung wash hand basin with chrome mixer tap and tiled splashbacks. Radiator and obscure double glazed window to the side elevation.

KITCHEN/DINER

14'10" into bay x 8'1" (4.52m into bay x 2.46m)
Having modern wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated cooking appliances include a double oven, four ring gas hob and stainless steel extractor hood above. Integrated fridge/freezer and integrated dishwasher. Plumbing for a washing machine. Radiator and double glazed bay window to the front elevation.

LOUNGE

15'1" x 8'9" (4.60m x 2.67m)
With five double power points, television point, telephone point, radiator, built-in storage cupboard and French doors lead out onto the rear garden.

FIRST FLOOR LANDING

6'10" x 5'7" (2.08m x 1.70m)
With loft hatch, double glazed window to the side elevation and airing cupboard housing the Vaillant gas central heating combi boiler.

BEDROOM 1

11'6" x 9'5" (3.51m x 2.87m)
Having fitted wardrobes with hanging rail and shelving. Radiator, three double power points, television point, telephone point and double glazed window to the front elevation.

EN SUITE

5'5" x 4'5" (1.65m x 1.35m)
Having a modern three piece white suite comprising a tiled shower cubicle with electric Aqualisa shower. Wall hung wash hand basin with chrome mixer tap and tiled splashbacks. Low flush WC. Extractor fan, chrome heated towel rail, shaver point and obscure double glazed window to the front elevation.

BEDROOM 2

10'0" x 7'10" (3.05m x 2.39m)
With radiator, four double power points, telephone point and double glazed window to the rear elevation.

FAMILY BATHROOM

6'10" x 6'3" (2.08m x 1.91m)
Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and pencil shower attachment. Wall hung wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, part tiled walls, extractor fan, shaver point and obscure double glazed window to the rear elevation.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

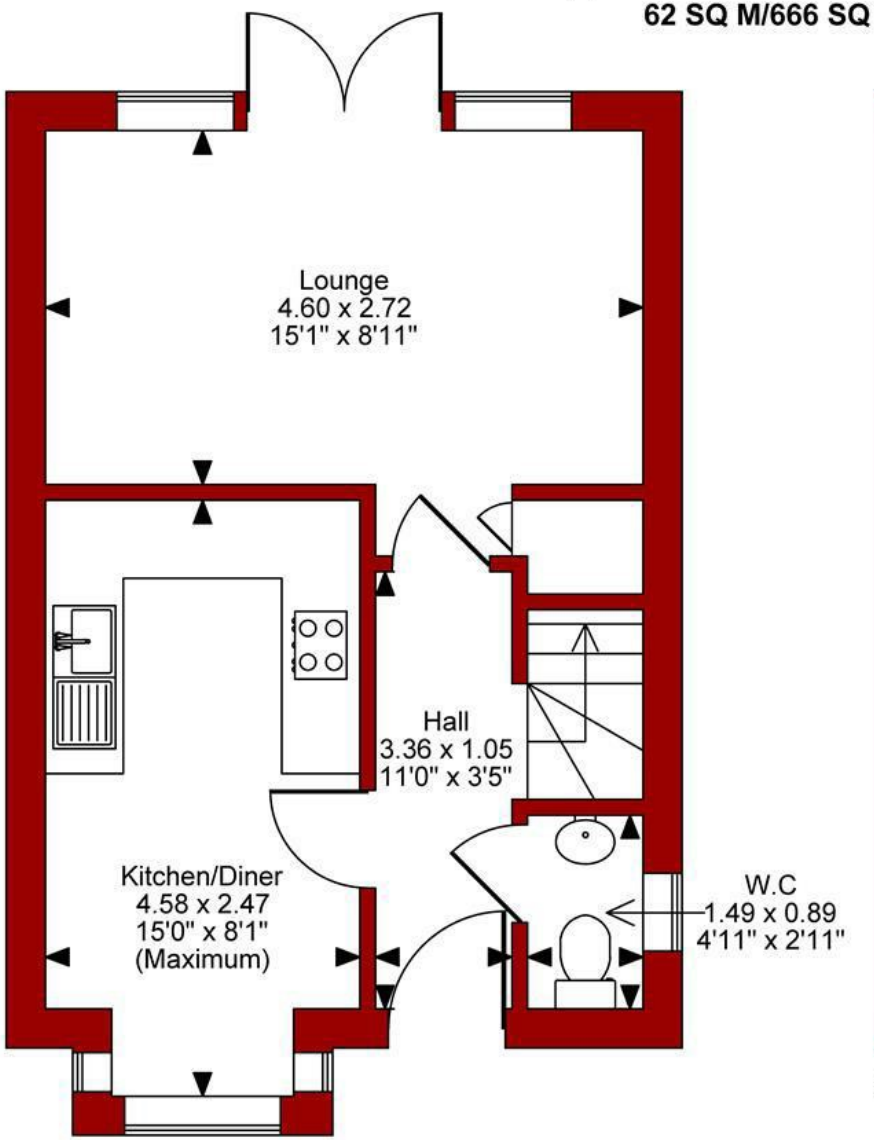
MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

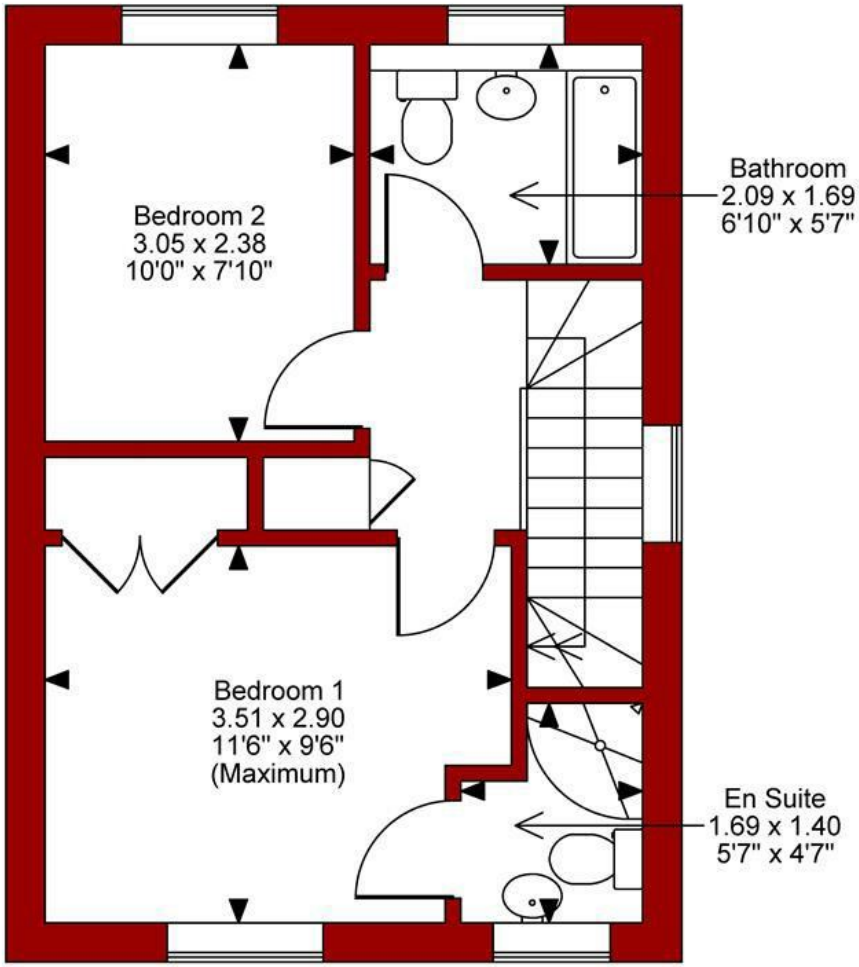
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

Meden Avenue, New Houghton
Approximate Gross Internal Area
62 SQ M/666 SQ FT



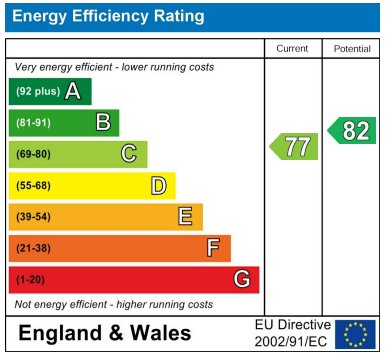
Ground Floor

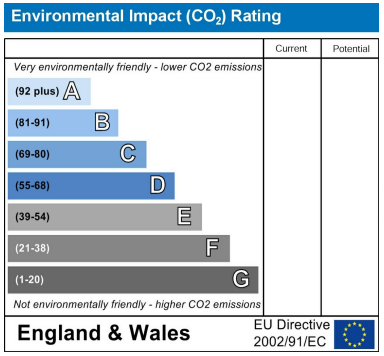


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990

RICS

The Property Ombudsman

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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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