



22 South Avenue, Rainworth, Mansfield,
Nottinghamshire, NG21 0JQ

Offers Over £189,950

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- End Terraced House
- Three Bedrooms
- Modern Bathroom
- Kitchen/Diner with Island
- Driveway to Rear / Large Corner Plot
- Renovated to a High Standard
- Large Master Bedroom
- Spacious, Dual Aspect Lounge
- Gas Central Heating (Combi Boiler)
- Viewing Highly Recommended

A fine example of a high quality renovation of a three bedroom end terrace house (in a row of 4), occupying a large corner plot in an established location.

The property has undergone a comprehensive program of renovation and refurbishment to a high standard throughout completed in March 2025, where only an internal viewing inspection will fully appreciate the quality on offer.

The living accommodation comprises an entrance lobby, spacious lounge and a kitchen/diner with integrated appliances and an island. The first floor landing leads to a large master bedroom, two further bedrooms and a modern bathroom.

The property has had a full electrical rewire – including a new consumer unit and certification. The property has been rendered to the front elevation and there are new UPVC double glazed windows and doors and a new gas central heating system with combi boiler.

The property represents an ideal opportunity for first time buyers, professional couples and young families looking for a recently renovated home ready to move in. No upward chain and early viewing is advised.

OUTSIDE

The property, occupies a large corner plot with driveway to the rear accessed off the adjacent Little John Drive. There are gardens to the front, side and rear mainly laid to lawn with hardstanding patio to the rear.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With stairs to the first floor landing.

LOUNGE

17'11" x 11'11" (5.46m x 3.63m)

With two radiators, six ceiling spotlights and double glazed windows to the front and rear elevations.

OPEN PLAN KITCHEN/DINER

19'10" x 18'3" max (6.05m x 5.56m max)

(12'2" into dining area). Having modern fitted cabinets comprising wall cupboards with under lighting, base units and drawers complemented by wood effect laminate work surfaces. Inset

1 1/2 bowl stainless steel sink with drainer and mixer tap and contemporary splashbacks. Integrated single electric oven, four ring electric ceramic hob and built-in extractor hood above. Further integrated appliances include a fridge, separate freezer and a washing machine. There is an island with further base units, matching work surfaces and space for stools beneath. Laminate floor, two radiators, sixteen ceiling spotlights, understairs storage cupboard, double glazed windows to the front and rear elevations and composite door leads out to the rear garden.

FIRST FLOOR LANDING

With loft hatch and double glazed window to the front elevation.

BEDROOM 1

17'11" x 11'11" (5.46m x 3.63m)

A large dual aspect double bedroom, with radiator, built-in cupboard housing the combi boiler and double glazed windows to the front and rear elevations.

BEDROOM 2

12'3" x 11'11" (3.73m x 3.63m)

A spacious second double bedroom, with radiator and double glazed windows to the front and side elevations.

BEDROOM 3

9'0" x 7'9" (2.74m x 2.36m)

With radiator and double glazed window to the rear elevation.

BATHROOM

8'11" x 4'5" (2.72m x 1.35m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and rainfall shower over plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Part tiled walls, three ceiling spotlights, extractor fan and two obscure double glazed windows 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.







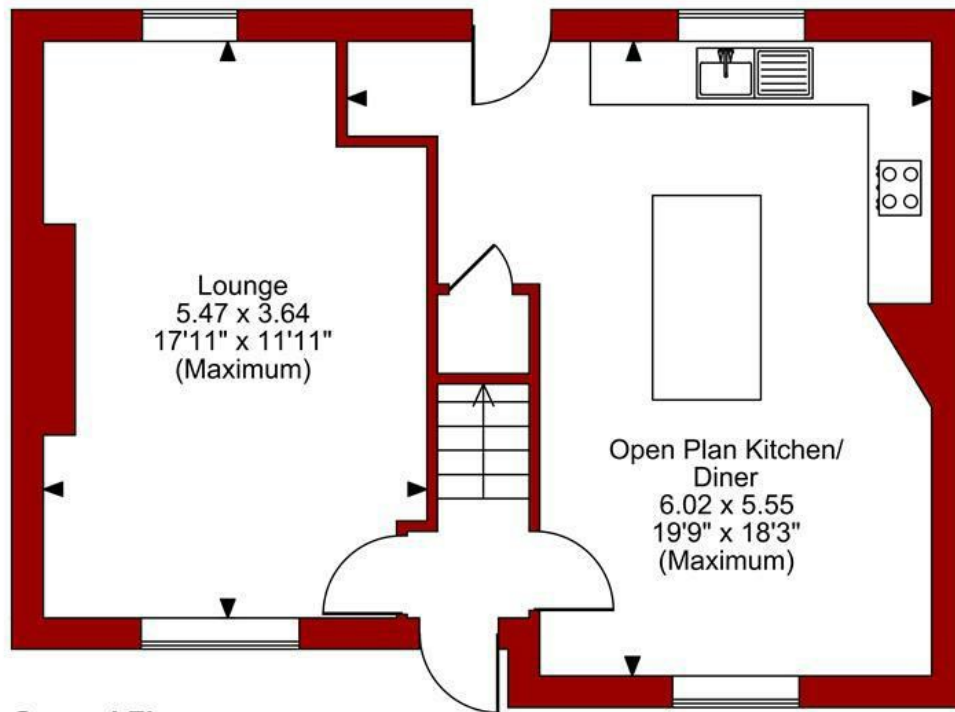




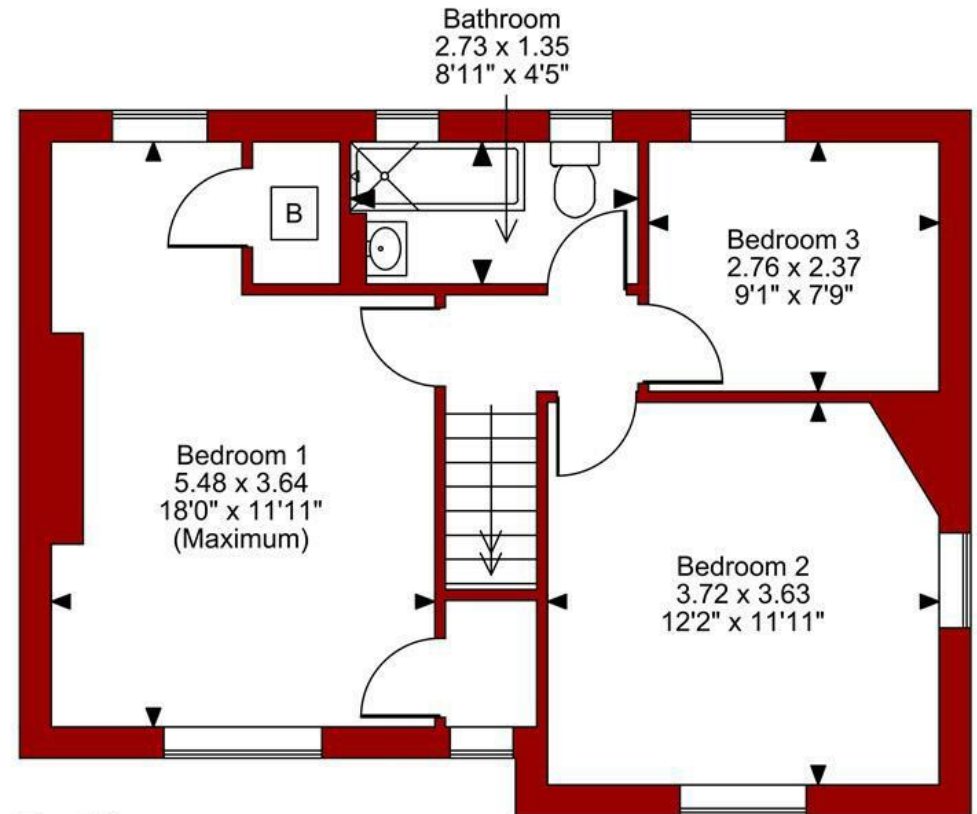




South Avenue, Rainworth
Approximate Gross Internal Area
96 SQ M/1035 SQ FT



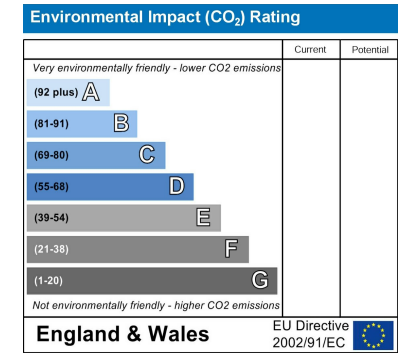
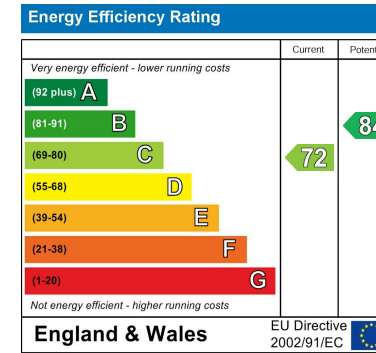
Ground Floor



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 firm's 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**

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers