



**The Orchard, Harlow Avenue, Mansfield,
Nottinghamshire, NG18 4SJ**

£230,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached House
- Modern En Suite & Bathroom
- UPVC Double Glazing
- Front & Rear Gardens
- Prime Suburban Location
- Three Bedrooms
- Lounge & Conservatory
- Gas Central Heating (Combi Boiler)
- Driveway & Single Garage
- Walking Distance to Amenities

A three bedroom detached house in a prime suburban location off Nottingham Road within walking distance of High Oakham Primary School and an excellent range of amenities.

The property was built in the early 1990s and has been in the same owner's name since new. The property has UPVC double glazing and gas central heating with a new combi boiler installed in 2022. The ground floor layout of accommodation comprises an entrance hall, kitchen, lounge, and conservatory. The first floor landing leads to a master bedroom with a modern en suite. There are two further bedrooms and a modern family bathroom.

OUTSIDE

The property is located just off Nottingham Road in one of Mansfield's most sought after areas. The house is set back behind a low walled frontage with a driveway leading to an attached single garage. There are paths and gates to each side of the property providing access to the rear. The front garden is relatively low maintenance with a lawn and shrubs. To the rear of the property, there is a paved patio, central lawn, and extensive borders to all sides with plants and shrubs.

A SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

6'1" x 4'10" (1.85m x 1.47m)

With radiator and built-in storage cupboard.

KITCHEN

10'7" x 7'9" (3.23m x 2.36m)

(12'2" into alcove). Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Tiled splashbacks. Integrated double oven, four ring gas hob and extractor hood above. Plumbing for a washing machine and space for a fridge/freezer. Radiator and double glazed window to the front elevation.

LOUNGE

16'4" x 12'6" (4.98m x 3.81m)

With fireplace, radiator, coving to ceiling, stairs to the first floor landing and sliding patio door through to the:

CONSERVATORY

8'10" x 8'3" (2.69m x 2.51m)

With French doors leading out onto the rear garden.

FIRST FLOOR LANDING

With loft hatch, double glazed window to the side elevation and airing cupboard housing the gas fired combi boiler.

BEDROOM 1

16'5" x 10'9" (5.00m x 3.28m)

With radiator and double glazed window to the rear elevation.

EN SUITE

7'11" x 5'8" max into shower (2.41m x 1.73m max into shower)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower and additional shower handset. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled walls, tiled effect vinyl floor and extractor fan.

BEDROOM 2

9'2" x 8'3" (2.79m x 2.51m)

With radiator and double glazed window to the front elevation.

BEDROOM 3

8'10" x 6'11" (2.69m x 2.11m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

7'11" x 5'3" (2.41m x 1.60m)

Having a modern three piece white suite comprising a panelled bath with tiled surround. Vanity unit with inset wash hand basin with mixer tap and storage cupboards beneath. Low flush WC. Tiled effect vinyl floor, extractor fan and obscure double glazed window to the side elevation.

ATTACHED SINGLE GARAGE

16'9" max x 7'11" (5.11m max x 2.41m)

Equipped with power and light. Up and over door.

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 zero seven eight one seven two eight three five two one.

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.

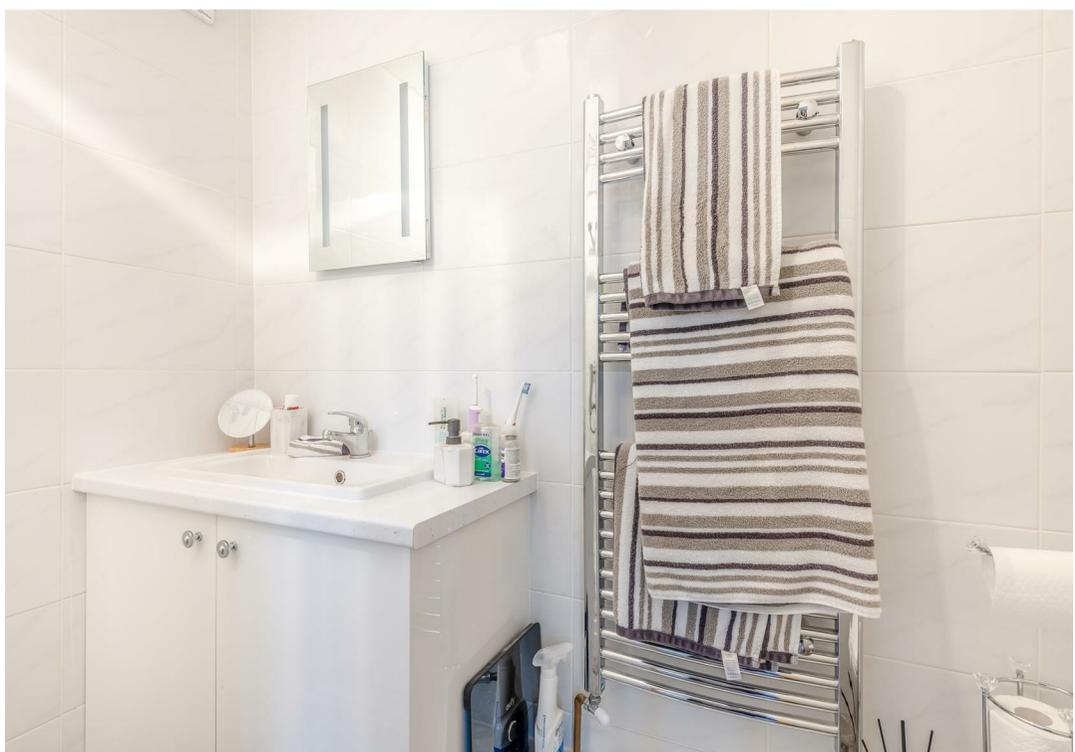
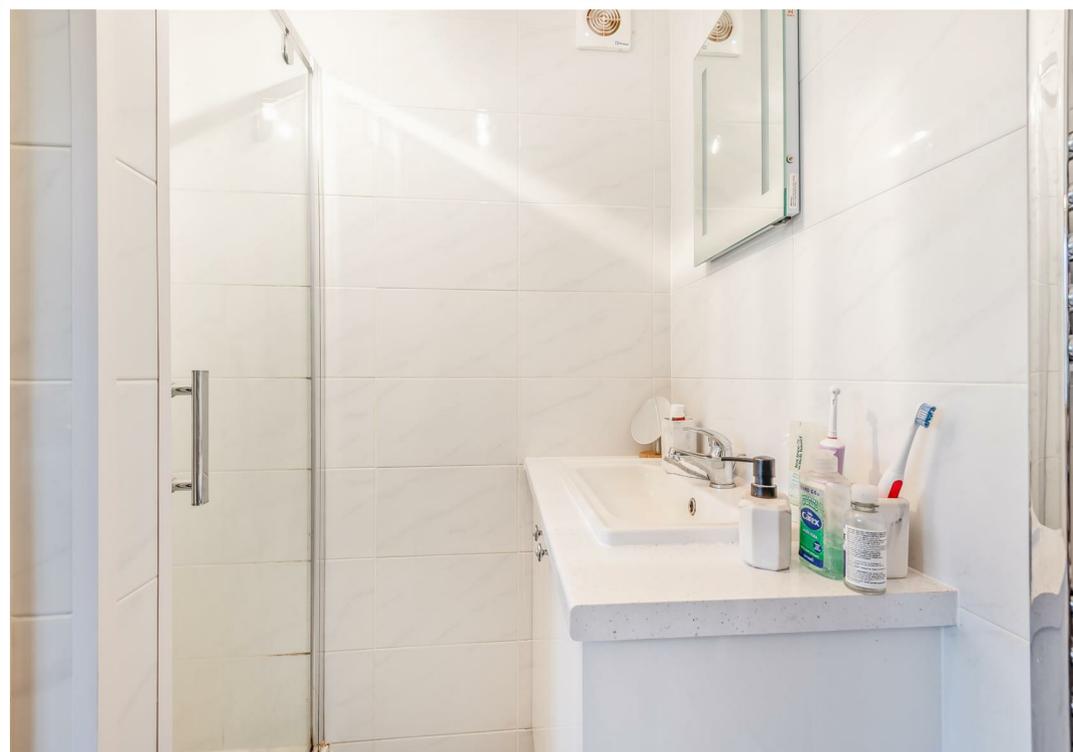
FIXTURES & FITTINGS

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.





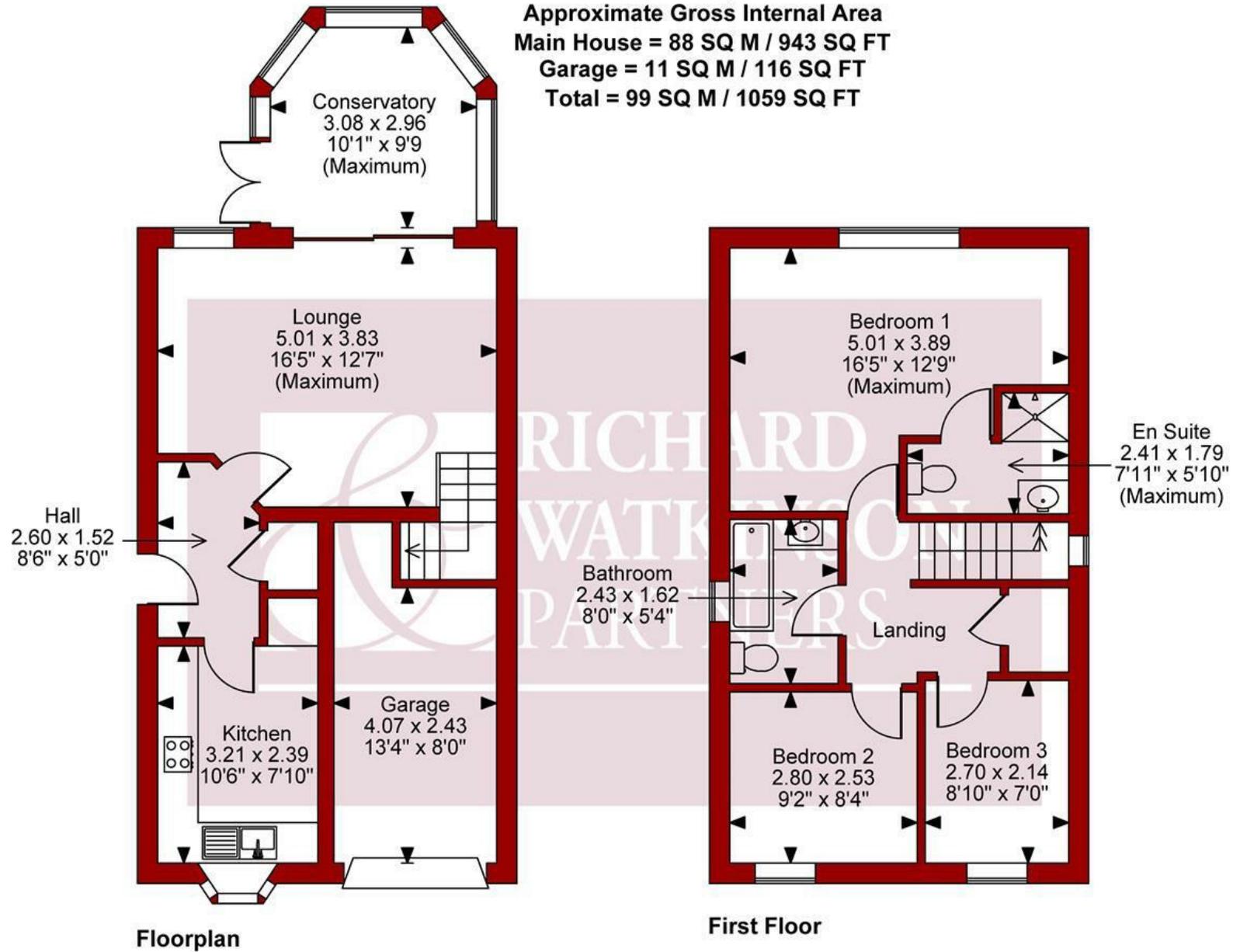








Harlow Avenue, Mansfield
Approximate Gross Internal Area
Main House = 88 SQ M / 943 SQ FT
Garage = 11 SQ M / 116 SQ FT
Total = 99 SQ M / 1059 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 67 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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



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