

# HoldenCopley

PREPARE TO BE MOVED

Sixth Avenue, Edwinstowe, Mansfield NG21 9PW

---

Guide Price £190,000 - £200,000

GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

Introducing this three-bedroom semi-detached house, offered with no upward chain, and nestled within the charming and popular village location. Boasting proximity to local amenities, including shops, eateries, and Sherwood Forest. Upon entering, you are welcomed into a spacious reception room, perfect for relaxation or entertaining. The adjoining conservatory provides a seamless transition to the outdoor space, allowing residents to enjoy the rear garden throughout the year. The modern kitchen boasts functionality, providing space for culinary endeavors, while a convenient W/C adds practicality to the ground floor layout. Ascending to the upper level, you will find two generously sized double bedrooms, alongside a comfortable single bedroom, offering versatile accommodation options to suit a variety of needs. Completing this level is a three-piece bathroom suite, offering convenience for all residents. Externally, the property impresses with a driveway offering off-road parking for multiple cars, complemented by a lawn to the front. The rear garden features a patio seating area and a lawn with a variety of shrubs to enjoy the outdoor space.

MUST BE VIEWED



- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Conservatory
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- No Upward Chain
- Popular Location

## GROUND FLOOR

### Entrance Hall

9'11" x 6'8" (max) (3.03m x 2.05m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

### W/C

6'0" x 2'10" (1.84m x 0.88m )

This space has a low level dual flush W/C, a pedestal wash basin, a radiator and a obscure window to the front elevation.

### Kitchen

9'9" x 7'6" (2.99m x 2.31m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine & tumble dryer, partially tiled walls, a radiator, wood-effect flooring and a window to the front elevation.

### Living Room

15'1" x 14'6" (max) (4.60m x 4.44m (max))

The living room has wood-effect flooring, two radiators, an in-built storage cupboard and sliding patio doors providing access to the conservatory.

### Conservatory

14'4" x 13'0" (4.38m x 3.98m )

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

10'8" x 6'4" (3.27m x 1.94m )

The landing has carpeted flooring, an in-built storage cupboard, a window to the side elevation, access to the first floor accommodation and access to the partially boarded loft.

### Master Bedroom

13'0" x 7'11" (3.97m x 2.43m )

The main bedroom has carpeted flooring, a radiator and a window to the rear elevation.

### Bedroom Two

12'0" x 7'11" (3.68m x 2.42m )

The second bedroom has carpeted flooring, a radiator and a window to the front elevation.

### Bedroom Three

7'10" x 6'4" (2.41m x 1.94m )

The third bedroom has carpeted flooring, a radiator and a window to the rear elevation.

### Bathroom

6'3" x 6'1" (1.93m x 1.86m )

The bathroom has a low level flush W/C, a pedestal wash basin, a bath with a shower fixture, an extractor fan, a radiator, partially tiled walls, wood-effect flooring, and an obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway off-road parking for multiple cars, gated access to the rear garden and a lawn.

### Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a lawn, a shed, a range of shrubs and fence panelling.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Connect Fibre

Broadband Speed - Ultrafast Broadband available with the highest download speed available at 1139Mbps - highest upload speed available 930Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.



**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**01156 972 972**  
33A High Street, Hucknall, Nottingham, NG15 7HJ  
[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.