

HoldenCopley

PREPARE TO BE MOVED

Matlock Avenue, Mansfield, Nottinghamshire NG18 5DW

Offers Over £200,000 -

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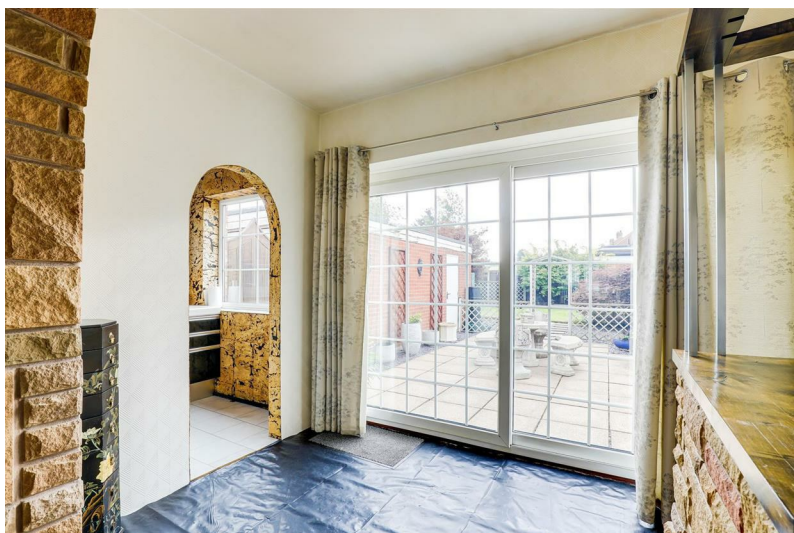
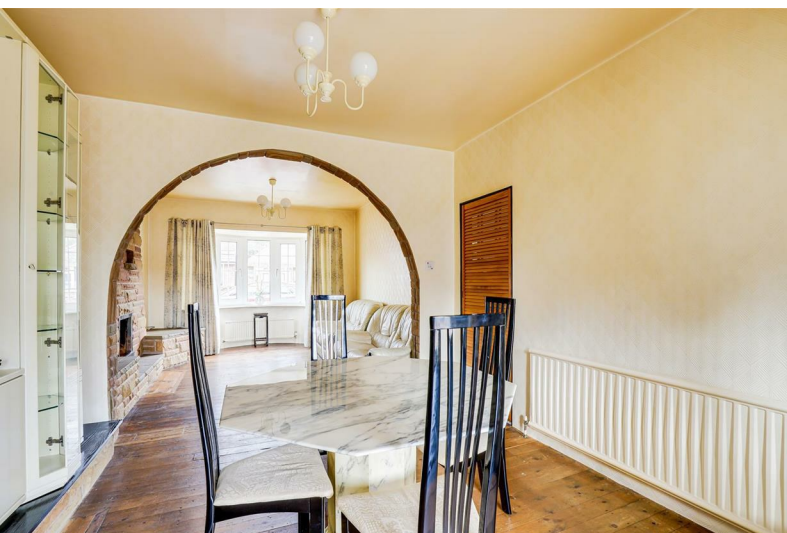


OFFERS OVER £200,000

NO UPWARD CHAIN...

This three-bedroom detached house, presents a unique proposition with the added advantage of no upward chain. Ideal for those looking to invest and add their personal touch, this property is a blank canvas awaiting transformation. Located conveniently within Mansfield, it enjoys a range of local amenities and offers excellent transport and commuting links in close proximity. Upon entering, you'll find an inviting entrance hall leading to a spacious bay-fronted family room, providing the perfect setting for cosy evenings and gatherings. The dining room offers additional space for entertaining, while the living room promises versatility for various lifestyle needs. The fitted kitchen on the ground floor offers ample potential for customisation and modernisation. Ascending to the first floor, you'll discover three well-proportioned bedrooms. The three-piece bathroom suite provides functionality and awaits your personal touch for renovations. Outside, this property boasts a driveway and garage, ensuring convenient parking options. The private enclosed decorative garden offers a serene outdoor space where you can relax and unwind. Don't miss the chance to make this house your own, with endless possibilities to create your dream home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Three Spacious Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Decorative Garden
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 14'2" (1.80m x 4.33m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, a UPVC double glazed obscure window to the side elevation and a single door providing access into the accommodation

Family Room

11'1" x 13'5" (3.40m x 4.11m)

The family room has wooden flooring, a feature fireplace with an exposed brick decorative surround, a radiator and a UPVC double glazed bow window to the front elevation

Dining Room

10'4" x 11'1" (3.17m x 3.38m)

The dining room has wooden flooring and a radiator

Living Room

6'1" x 11'0" (1.86m x 3.37m)

The living room has a UPVC glass sliding door providing access to the rear garden

Kitchen

13'7" x 5'10" (4.16m x 1.80m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel oval sink and drainer with a mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge, a pantry, tiled flooring, recessed spotlights, two UPVC double glazed windows to the side and rear elevations and a single door providing access to the rear garden

FIRST FLOOR

Landing

2'10" x 7'1" (0.88m x 2.18m)

The landing has carpeted flooring, an oval window to the side elevation and provides access to the first floor accommodation

Master Bedroom

11'1" x 10'5" (3.38m x 3.19m)

The master bedroom has tiled flooring, an in-built storage cupboard, a radiator and UPVC double French doors

Bedroom Two

11'2" x 11'0" (3.41m x 3.36m)

The second bedroom has carpeted flooring, a range of fitted storage units with wardrobes, cupboards, drawers and a desk, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

7'3" x 5'10" (2.22m x 1.80m)

The third bedroom has tiled flooring and a UPVC double glazed window to the front elevation

Bathroom

6'6" x 5'10" (1.99m x 1.79m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a fitted shower enclosure with a shower fixture, a radiator, wooden flooring, tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden, a driveway with access to the garage providing ample off-road parking and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a decorative stone chipped area, a well-maintained lawn, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Mansfield District Council - Band C

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.

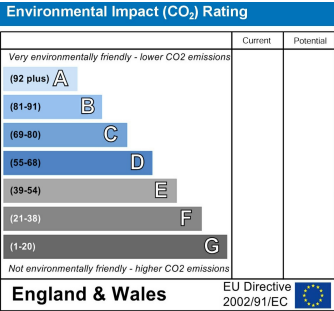
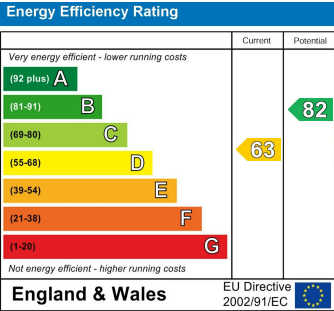
The vendor has advised the following:

Property Tenure is Freehold

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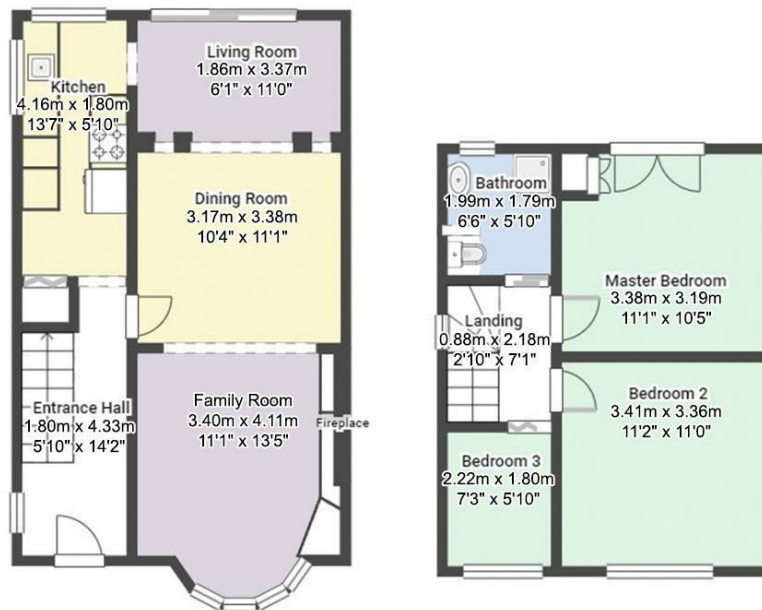
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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.
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