

HoldenCopley

PREPARE TO BE MOVED

Methuen Avenue, Mansfield, Nottinghamshire NG18 3AY

Guide Price £140,000 - £150,000

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SEMI DETACHED HOUSE...

This two-bedroom semi-detached home is ideally situated in a popular location, offering easy access to the Mansfield Town Centre with its wide variety of shops, restaurants, and amenities. The property is also just a short distance from Fisher Lane Park, providing a peaceful green space nearby, and benefits from excellent transport links, making it an ideal choice for a range of buyers. Upon entering, you are welcomed into a bright and inviting hallway that leads to a spacious living room. This space is enhanced by the warmth and character of a log burner, creating a cosy atmosphere. Adjacent to the living room is a well-fitted kitchen that provides ample storage and workspace, with direct access to the rear garden, perfect for those who enjoy outdoor dining or gardening. The first floor accommodates two well-proportioned bedrooms, both offering comfortable living spaces, and a three-piece bathroom suite. Externally, the property features a small front garden and convenient on-street parking. To the rear, there is an enclosed garden, providing a private and secure area for relaxation, play, or entertaining guests.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hall

3*9" x 3*6" (1.16m x 1.09m)
The hall has carpeted flooring, and a UPVC door providing access into the accommodation.

Living Room

12*0" max x 14*4" (3.67m max x 4.39m)
The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove with a log burner, coving to the ceiling, and carpeted flooring.

Kitchen

8*11" x 15*1" max (2.72m x 4.61m max)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a drainer and mixer tap, an integrated oven, ceramic hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, an in-built cupboard, tiled splashback, slate tiled flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

6*3" x 3*3" (1.91m x 1.01m)
The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

11*5" x 11*11" (3.48m x 3.65m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

8*6" x 8*11" (2.61m x 2.74m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, access into the loft, and carpeted flooring.

Bathroom

5*4" x 6*2" (1.64m x 1.88m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a central mixer tap and a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

Rear

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed – Ultrafast Download Speed 1000Mbps and Upload Speed 50Mbps
Phone Signal – Good coverage of Voice, 4G - Some coverage of

3G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

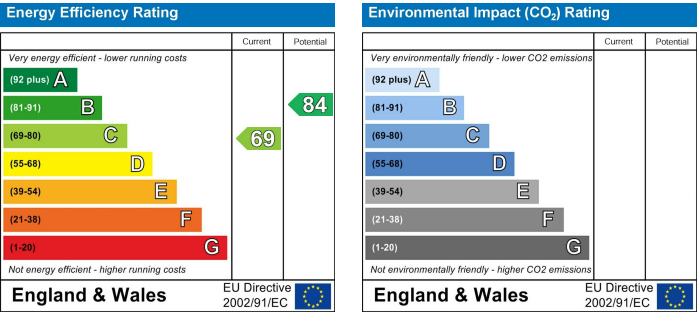
Council Tax Band Rating - Mansfield District Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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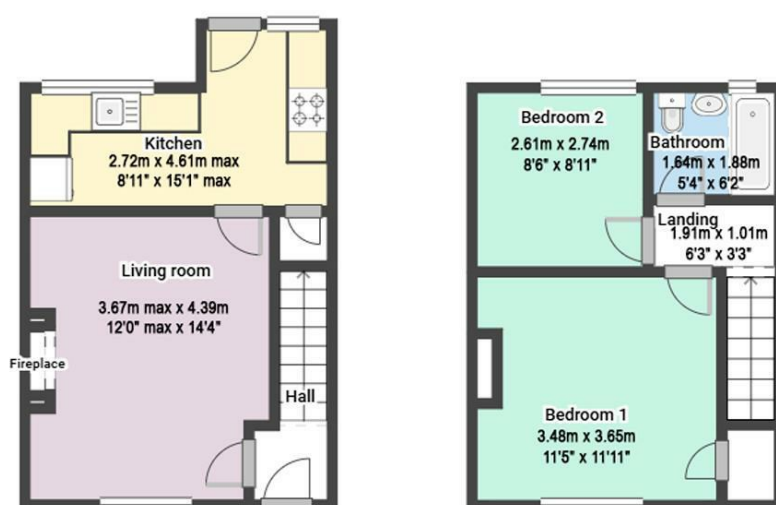
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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