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£140,000
Laurel Avenue, Church Warsop,
Mansfield,

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GUIDE PRICE £140,000 - £145,000

"A three-bedroom semi-detached property offering a great opportunity for buyers looking to put their own stamp on a home. Partway through renovation, it would benefit from some further updating but presents a manageable project with plenty of potential

- Courtney, Valuer



OFFERING ENDLESS OPPORTUNITY

A three-bedroom semi-detached home offering plenty of potential to become a lovely family property.

Partway through renovation, the property provides an opportunity for buyers to add their own finishing touches and create a welcoming home tailored to their needs. A new en-suite is also in the process of being added to one of the bedrooms, requiring completion but offering exciting possibilities for those considering holiday letting or an Airbnb investment, as well as a comfortable family home.





THE FINER DETAILS

The ground floor comprises an entrance hallway, an equipped kitchen/dining room and a useful rear porch.

The spacious living room is a real highlight, featuring an attractive bay window, feature fireplace and French doors opening onto the rear garden. A three-piece family bathroom completes the ground floor accommodation.

To the first floor are three bedrooms, one of which benefits from an existing en-suite shower room, while a second is currently undergoing the addition of a new en-suite, offering further potential once completed. A separate three-piece shower room is also conveniently located off the landing. With renovation works already underway, the property offers an exciting opportunity to finish and personalise the remaining areas to suit individual needs, whether as a family home or a potential holiday let, subject to any necessary permissions.

Externally, the property benefits from a front lawn and gated side access leading to a driveway providing off-road parking for multiple cars. The property boasts convenient side access and a particularly generous rear garden, offering a wonderful sense of space and a range of exciting possibilities for the future. There may also be potential for further development to the rear, subject to the necessary planning permissions.







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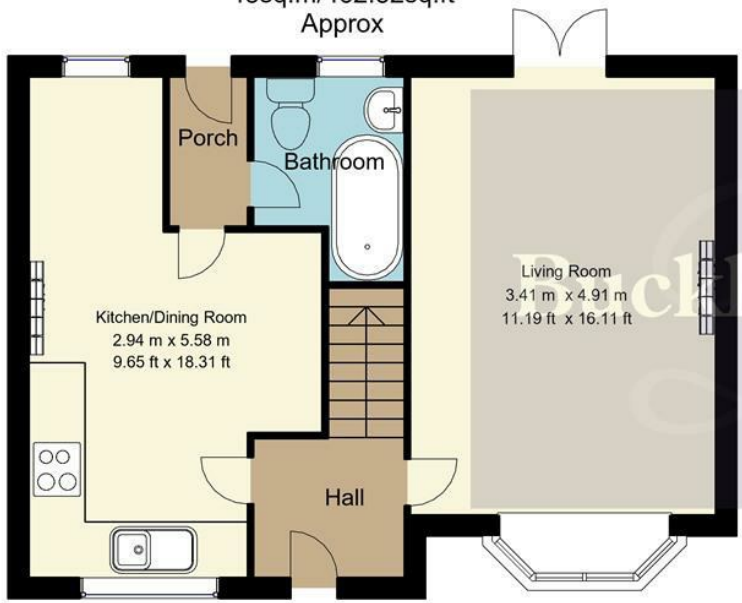
LIFE IN CHURCH WARSOP

Church Warsop is a well-established village in Nottinghamshire, offering a welcoming community atmosphere and a blend of village charm and everyday convenience.

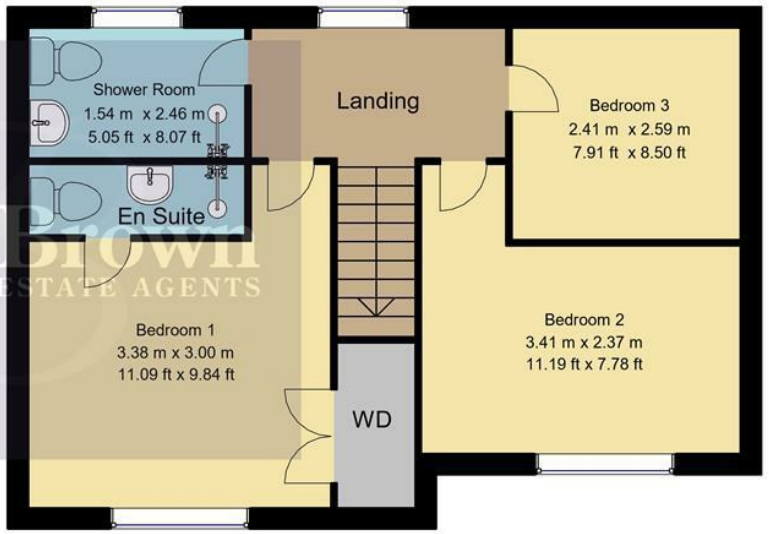
With a range of local amenities nearby, residents can enjoy the benefits of village living while remaining within easy reach of the neighbouring town of Warsop and the wider Mansfield area. The surrounding countryside also provides plenty of opportunities to enjoy scenic walks, outdoor activities and a more relaxed pace of life.

For families, professionals and those looking to settle in a friendly community, Church Warsop offers an appealing balance of rural surroundings and practical accessibility. Local schools, shops and community facilities in the surrounding area help cater for day-to-day needs, while road links provide access to Mansfield and further afield. Whether enjoying the village's quieter setting or making the most of the nearby amenities and open spaces, Church Warsop is a lovely place to call home.

Ground Floor
43sq.m/462.32sq.ft
Approx



First Floor
43sq.m/462.38sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Key Features

Three-bedroom semi-detached property with excellent potential

Spacious living room with bay window, feature fireplace and French doors

Two en-suite bedrooms, one currently undergoing renovation

Off-road parking via gated side driveway

Large, enclosed rear garden and scope to create a lovely family home or potential holiday let

Potential for development to the rear - subject to necessary planning permissions

Size approximately 924 sq.ft

EPC Rating C

Council tax band A

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