



**51 Princess Avenue**  
**Warsop, Nottinghamshire NG20 0PY**  
**Offers In Excess Of £150,000**

- A THREE BEDROOMED, SEMI-DETACHED PROPERTY WITH VACANT POSSESSION
- ENTRANCE HALL AND THROUGH LOUNGE WITH DOUBLE ASPECT TO FRONT AND REAR
- GROUND FLOOR BATHROOM WITH THREE-PIECE WHITE SUITE AND ELECTRIC SHOWER
- DRIVEWAY AND HARDSTANDING TO THE FRONT AND FULLY ENCLOSED REAR GARDEN
- COMBINATION BOILER INSTALLED 2018 AND UPVC DOUBLE GLAZING
- WELL APPOINTED KITCHEN WITH A RANGE OF UNITS AND BUILT IN OVEN AND HOB
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM TO THE FIRST FLOOR
- WARSOP OFFERS A RANGE OF AMENITIES AND THERE ARE GOOD TRANSPORT LINKS FROM HERE

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

Take the A60 out of Mansfield, as signposted towards Mansfield Woodhouse and Warsop. At the traffic lights in the centre of Warsop, turn right onto Sherwood Street. Turn left onto Cherry Grove and left onto Princess Avenue. The property is then on the left-hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Half glazed UPVC front door. Radiator. Stairs rising to the first floor.

### LOUNGE

**16'3 x 11'2 (4.95m x 3.40m)**

UPVC double glazed front aspect and UPVC patio door to the rear. Two radiators, coving and dado rail. Ornamental fireplace. Consumer unit, recently certificated.



### KITCHEN

**13'5 x 8'1 (4.09m x 2.46m)**

With a range of light oak style, base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven, separate gas hob and cooker hood. UPVC double aspect and UPVC back door. Radiator. Tiled flooring.



### BATHROOM

White suite comprising panelled bath with electric shower, wash hand basin and WC. Fully tiled bath surround, radiator and UPVC windows.



### FIRST FLOOR

#### LANDING

UPVC double glazed aspect. Loft access.

#### BEDROOM ONE

**16'2 x 10'1 (4.93m x 3.07m)**

UPVC double glazed windows to front and rear. Two radiators. Built in cupboard.



#### BEDROOM TWO

**14'6 maximum x 8'2 (4.42m maximum x 2.49m)**

Over stair cupboard, housing the combination boiler, which was installed in 2018. UPVC double glazed front elevation. Radiator.



### **BEDROOM THREE**

**8'4 x 7'7 (2.54m x 2.31m)**

Radiator. UPVC double glazed rear elevation.



### **OUTSIDE**

Car standing is provided to the front of the property. The enclosed rear garden is then mainly laid to lawn and also has areas of hardstanding.

The property is in council tax band A (Mansfield District Council).

### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5841/10.10.2025

