



Sixth Avenue, Edwinstowe
Mansfield, Nottinghamshire, NG21 9PW

 **NEWTON
FALLOWELL**

**Sixth Avenue, Edwinstowe
Mansfield, Nottinghamshire, NG21
9PW**

£100,000

****SITUATED IN THE BEAUTIFUL VILLAGE OF EDWINSTOWE IS THIS THREE BEDROOMED SEMI DETACHED, WITH A BIG BACK GARDEN, AND CONSERVATORY SERVING AS A GREAT SECOND RECEPTION ROOM****

This well-loved three-bedroomed property situated in the heart of Edwinstowe briefly comprises of the following: Entrance via a composite door leading into the hallway, downstairs cloakroom/WC, L-shaped lounge/diner with storage cupboard and sliding doors into a well-proportioned conservatory and fitted kitchen.

First floor: Landing with airing cupboard housing the modern boiler unit, three light and airy bedrooms (two doubles and a single) along with a three-piece family bathroom.

Externally: Situated in a cul-de-sac position with a tandem driveway, front gardens, and a rear garden for all the kids to play in.

VIEWINGS ARE RECOMMENDED TO APPRECIATE THE SIZE OF GARDEN ON OFFER.



Accommodation

Entrance Hall

Cloakroom/WC

L-shaped Lounge/Diner

15'11" x 14'7" (4.871 x 4.446)



Conservatory

13'9" x 11'0" (4.210 x 3.355)

Landing

Master Bedroom

13'0" x 8'0" (3.981 x 2.443)

Bedroom Two

12'0" x 8'0" (3.678 x 2.457)

Bedroom Three

7'7" x 6'4" (2.330 x 1.945)

Externally



- Modern property in a sought after location
- Three bedrooms
- Large rear garden and conservatory which is perfect for entertaining
- Tandem driveway
- Modern GCH heating, serviced yearly
- NEW carpets and flooring
- Modern and neutral decor
- Downstairs cloakroom/WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

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