

#### **Entrance Hall**

Having UPVC double glazed entrance door to the side, stairs rising to the first floor accommodation and half panelled walls.

#### **Lounge**

Having UPVC double glazed bay window to the front of the property, picture rail, gas fire, central heating radiator and UPVC double glazed window to the side aspect.

#### **Sitting Room/Dining Room**

Having UPVC double glazed door leading out to the rear, coving to ceiling, gas fire (with back boiler) and central heating radiator.

#### **Kitchen**

Being fitted with a range of wall and base level units with work surface over, stainless steel sink unit with side drainer, tiled splash backs, gas cooker point, plumbing for washing machine and UPVC double glazed window to both the side and rear.

#### **2 Room Cellar**

Being fitted with power and lighting and central heating radiator.

#### **Landing**

With stairs rising from the ground floor accommodation, picture rail and loft access.

#### **Master Bedroom**

Having UPVC double glazed bay window to the front elevation, picture rail and central heating radiator.

#### **Bedroom Two**

Having UPVC double glazed window to the rear elevation, picture rail, central heating radiator and airing cupboard.

#### **Family Bathroom**

Being fitted with a panelled bath , low level flush WC, wash hand basin, tiled walls, central heating radiator and UPVC double glazed window to the side elevation.

#### **Front**

Having walled and fenced boundaries to the front forecourt.

#### **Rear Garden**

Having a good sized rear garden with fencing to boundaries.

#### **Disclaimer**

Sales Disclaimer (MANS) These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

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Whilst every attempt is made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Floor plans are for representational purposes only as defined by the RICS code of measuring practice and should only be used as such by any prospective buyer. Any services, appliances or systems shown on the floorplans have not been tested by Leaders and therefore no guarantee can be given as to their operating ability or efficiency.



## 24 Meadow Avenue

Mansfield, NG18 2RB

£135,000 O.I.R.O

**L** | LEADERS



## The property

**\*\*\* TRADITIONAL TWO  
BEDROOM DETACHED  
PROPERTY - NO UPWARD  
CHAIN \*\*\***

This charming detached property is situated in a popular location close to town centre, local amenities and transport links and is being offered for sale with no upwards chain. Comprising of entrance hallway, lounge, dining room, kitchen, cellar, two bedrooms and bathroom. The property also has the benefit of an enclosed rear garden. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Need to talk to a Mortgage Adviser? Call 0333 455 3565



## Summary

- Traditional Detached Property
- Two Bedrooms
- Lounge & Dining Room
- Kitchen & Cellar
- Front & Rear Gardens
- Popular Location
- Close to town Centre and Amenities
- No Upward Chain
- Early Viewing Recommended
- EPC rating: To be confirmed