

FOR  
SALE



Beardsley Road, Edwinstowe, Mansfield, Nottinghamshire NG21 9LN

£190,000 - Freehold

Chadwells  
Estate & Letting Agents

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## PROPERTY SUMMARY

An ideal project in sought after village location....Situated in the heart of the ever-popular village of Edwinstowe, this three-bedroom semi-detached property presents a rare opportunity for buyers looking to create their dream home.

The property is in need of full renovation throughout, offering a blank canvas for those keen to modernise and add their own personal touch. With generous proportions, a practical layout, and great potential to extend (subject to planning permission), this home is brimming with possibilities.

## POINTS OF INTEREST

- In need of full renovation throughout – excellent project opportunity
- Spacious layout with lounge, dining room, and kitchen on the ground floor
- Three good sized bedrooms
- Good-sized rear garden – ideal for families or keen gardeners
- NO UPWARD CHAIN



## **Ground Floor**

### **Entrance Hall**

Enter through the uPVC door into the entrance hall with carpet flooring, stairs off to the first floor and doors leading to the lounge and dining room.

### **Kitchen**

The kitchen is fitted with wall and base units, roll top work surfaces with inset stainless steel sink, with space and plumbing for under counter washing machine, space for fridge/ freezer and freestanding oven. A walk in pantry, uPVC window and door to the rear garden.

### **Lounge**

The spacious through lounge has dual aspect uPVC windows, carpet flooring and feature brick built fireplace and TV stand.

### **Dining Room**

With carpet flooring, dual aspect uPVC windows and fireplace with electric fire insert.

## **First Floor**

### **Landing**

With carpet flooring, uPVC window and doors leading to the three bedrooms, bathroom and toilet. Loft access,

### **Bedroom One**

With carpet flooring, radiator and uPVC window to the front aspect. A store cupboard housing the combi boiler.

### **Bedroom Two**

With carpet flooring, radiator and uPVC window to the front aspect and storage cupboard.

### **Bedroom Three**

With carpet flooring, radiator and uPVC window to the rear aspect and store cupboard.

### **Bathroom**

With bath and hand washbasin. obscure uPVC window to the rear aspect.

### **WC**

With low flush WC and obscure uPVC window to the rear aspect.

### **Outside**

The front of the property is entered through a metal gate which leads down a concrete path to the front door and rear garden. The front garden is laid mainly to lawn with a small brick wall surround and shrub borders'.

The rear garden is laid mainly to lawn. There is a concrete standing for seating and an array of plants, trees and shrubs. A wooden store shed.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** On Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (71)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

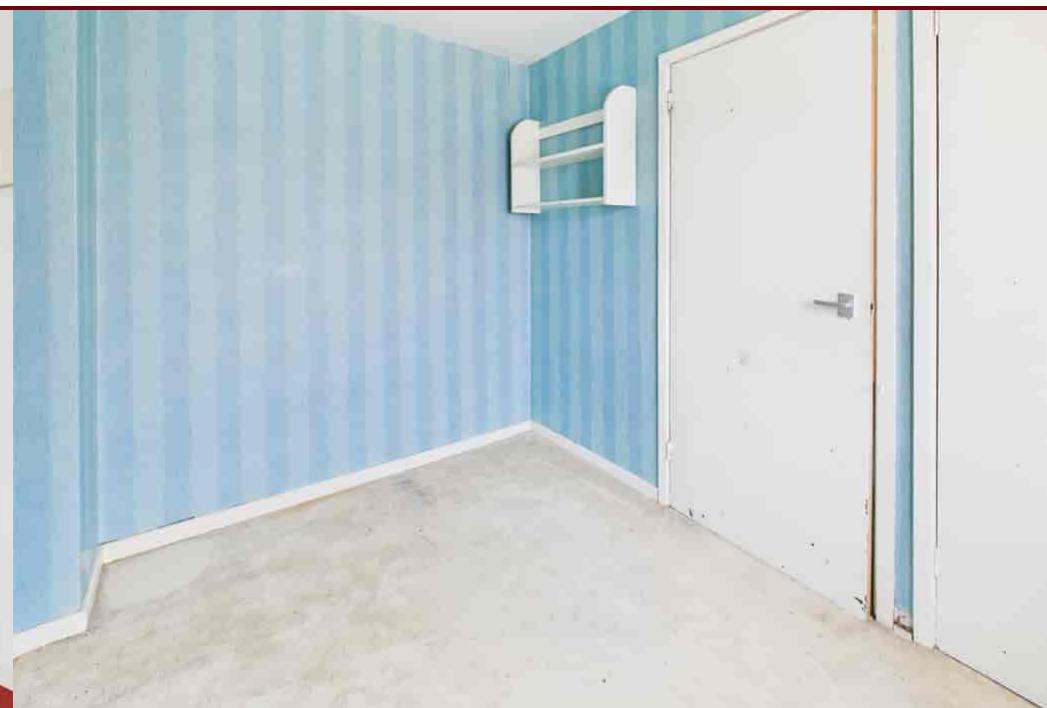
**Any risk of coastal erosion?** No

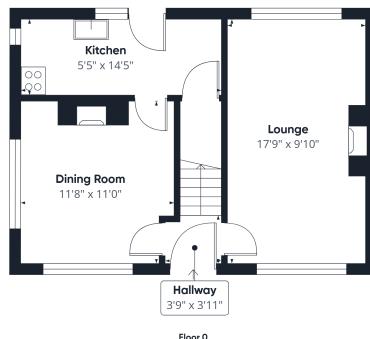
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





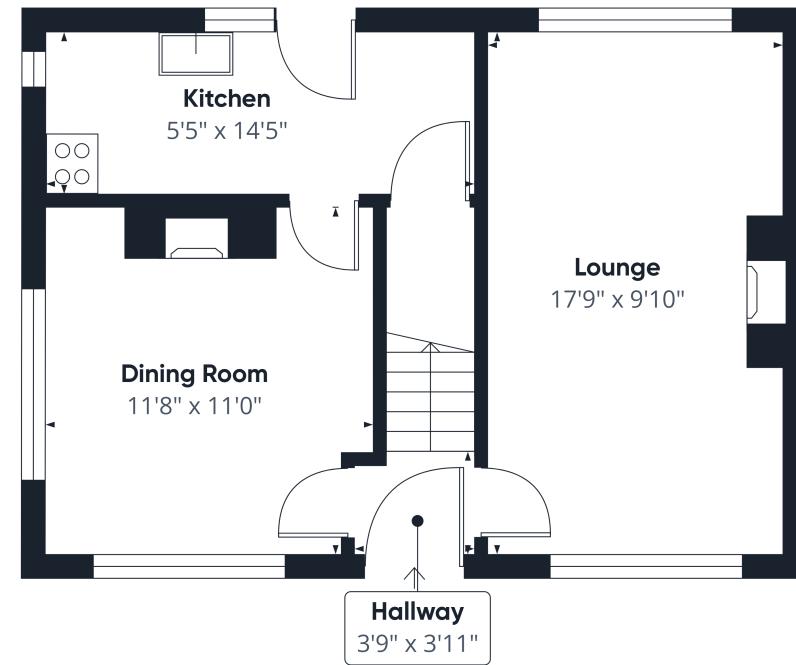
Approximate total area<sup>(1)</sup>  
796 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



Approximate total area<sup>(1)</sup>  
416 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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