

FOR  
SALE



Methuen Avenue, Mansfield, Nottinghamshire NG18 3AY

£160,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)

## PROPERTY SUMMARY

Welcome to this charming 2-bedroom, end-terrace house, perfectly positioned close to a wealth of local amenities, making it an ideal choice for first-time buyers, investors, or those looking to settle in a vibrant community. With a tenant already in situ, this property presents an excellent opportunity for those seeking a hassle-free investment with immediate rental income.

Step inside to discover a well-designed reception room that offers a comfortable and inviting space for relaxing or entertaining guests. The natural light floods the room, highlighting the spacious layout and creating a warm, welcoming atmosphere that truly feels like home. Whether you're unwinding after a long day or hosting friends and family, this reception area adapts perfectly to your lifestyle. The two well-proportioned bedrooms are thoughtfully laid out to provide ample space and privacy. Both rooms are bright and airy, offering a tranquil retreat at the end of the day. Comfort and convenience are at the heart of this home, with a modern family bathroom that is designed to cater comfortably to the needs of residents and visitors alike.

This property combines modern comfort with practical benefits, making it a smart investment or a wonderful home in a welcoming area. With a reliable tenant already in place and well-maintained interiors, it's ready to generate income or move in with ease.

## POINTS OF INTEREST

- Tenant in Situ
- Close to Local Amenities
- Off Street Parking
- End Terrace
- Garage
- Two Double Bedrooms



## ROOM DESCRIPTIONS

### Front Entrance

Enter through the uPVC door into the partially windowed porch with grey carpet and uPVC door leading to the entrance hall.

### Lounge

Neutrally decorated with laminate flooring, uPVC window to the front aspect and pendant light fixture.

### Kitchen

With white gloss wall and base units, uPVC window to the rear aspect, Grey laminate flooring, space for washing machine, oven and with uPVC door to the porch leading to the enclosed rear garden.

### WC

With low flush toilet and pendant light fixture.

### Bedroom One

Upvc window to the front aspect, Grey carpeted flooring, neutrally decorated and pendant light fixture.

### Bedroom Two

With uPVC window to the rear aspect, Grey carpeted flooring, neutrally decorated and pendant light fixture.

### Family Bathroom

With obscure uPVC window to the rear aspect, wood effect laminate flooring, neutrally decorated with floor to ceiling tiles. Three piece suite with electric shower over bath, White gloss storage vanity unit with integrated low flush toilet and wash basin.

### Outside

To the front of the property is a shared driveway leading to the garage and pebbled frontage for parking. UPVC door to the front porch.

To the rear of the property there is access to the garage as well as the enclosed rear garden, mainly laid to lawn with patio great for entertaining the rear garden also compromises of outside tap and wooden shed.



## MATERIAL INFORMATION

**Council Tax:** Band A

**Council Tax:** Rate £1,662.92

**Parking Types:** Off Street.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Not suitable for wheelchair users.

### Building Safety

No

### Mobile Signal

4G excellent data and voice, 5G poor

### Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 350 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 71% of fixed outlets

### Existing Planning Permission

No

**EPC Rating:** D (68)

**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





