



SJI PROPERTIES

ESTATE AGENTS

Parkstone Avenue, Rainworth, Mansfield, Nottinghamshire NG21

Guide Price £129,995



Features

- Perfect for families, first-time buyers or as a rental property investment.
- Quiet location.
- 3 Bedrooms (two double rooms)
- Off-Street Parking.
- Low maintenance rear area with single detached garage.
- Gas central heating
- UPVC Double glazing throughout.
- Integrated kitchen appliances included – Oven, Hob, and Extractor hood.
- Council Tax Band A – information is taken from www.gov.uk/council-tax-bands

- No upward Chain.

Full Description

Entrance Porch

Double-glazed entrance porch welcomes you and leads into the Lounge.

Lounge 4.38m x 3.77m (14ft5 x 12ft5)

Family lounge has a central chimney breast with gas fire, carpet, tv point, co2 and smoke detectors. A radiator is located under the double-glazed window.

The stairs lead to the first floor and a door leads into the Kitchen.

Kitchen 4.38m x 3.36m (14ft5 x 11ft)

Fitted kitchen, complete with white wall and base units and complimentary work surfaces. The walls are half-tiled above the work surfaces and there is laminate flooring.

There is a stainless-steel sink and drainer located under a double-glazed window which overlooks the rear. Included in the sale is an integrated electric oven, gas hob with extractor fan. There is space for a washer (or dishwasher) and tumble dryer. The gas combi boiler is also located within the kitchen.

A large under stairs storage cupboard is accessed from the kitchen. Ideal for your hoover, ironing board and other essentials. The electric fuse box is also located within this area.

A double-glazed door leads to the private rear low maintenance garden and garage.

First-floor landing

located off the stairs and leading to the three bedrooms and the family bathroom. The stairs and landing both benefit from carpet to the flooring. A further storage can be found off the landing, this is ideal for your bed linen and towels. A smoke detector is also present within the hallway.

Bedroom One 2.51mm x 3.79m (8ft3 x 12ft5)

A double-sized bedroom with carpet, radiator and double-glazed window overlooking the front.

Rear Bedroom Two 2.62 x 3.36m (8ft7 x 11ft)

Double-sized bedroom with carpet flooring, central heating radiator and double-glazed window overlooking the rear aspect.

Bedroom Three 1.77m x 2.21m (5ft10 x 7ft3)

A single-sized bedroom that could also be used as a study. A double-glazed window with a radiator underneath, it overlooks the front aspect. The loft is also accessed from this room with a loft hatch located in the ceiling.

Family bathroom 1.66m x 2.03m (5ft6 x 6ft8)

This family bathroom comprises of a white suite, bath, shower screen with shower over, Wc and wash basin with pedestal. Wall tiles are provided to the bath / shower area and above the wash basin. A single radiator is located to the side wall and there is laminate to the flooring.

Garage 2.58m x 5.19m (8ft6 x 17ft1)

Single garage with up-and-over door accessed via rear communal parking

area with an amenity door leading to the rear private area of the property. Electric sockets are located within the garage.

Outside

There is a low-maintenance gravelled front with side access leading to the rear of the property.

A private rear low maintenance paved area and single garage are accessed from the rear. The rear is secured with fencing and large gates to the rear communal parking area. An external water tap is also provided.

Contact us today to arrange a viewing:- SJI Properties - Tel 01623 406877

Contact Us

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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

