

TO
LET



Sixth Avenue, Edwinstowe, Mansfield, Nottinghamshire NG21 9PW

£825 pcm

Chadwells

Estate & Letting Agents

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PROPERTY SUMMARY

Situated in the heart of the desirable village of Edwinstowe, this three-bedroom terraced house offers an exceptional opportunity for those seeking a spacious family home in a sought-after location. The property boasts a generously sized living room, three well-proportioned bedrooms, off-road parking, and a private rear garden – perfect for enjoying outdoor time in a tranquil setting. Combining convenience with comfortable living, this residence promises a wonderful lifestyle for families and individuals alike.

POINTS OF INTEREST

- Three Bedroom
- Spacious Living Room
- Three Generous Bedrooms
- Sought After Location
- Off Road Parking
- Private Rear Garden



Living Room

10' 10" x 18' 0" (3.30m x 5.49m) With laminate flooring, window to front aspect, two radiators, decorative fireplace, ceiling light and french doors leading to rear garden.

Dining Room

With tiled flooring, radiator, ceiling light, window to front aspect and access into kitchen.

Kitchen

Complete with a range of floor and wall units with complementary worktop over, inset sink and drainer, plumbing for washing machine. Electric oven, hob with extractor over. Stainless steel sink with mixer tap. Window to rear aspect and uPVC door leading into the garden.

Landing

With access to

Bedroom One

9' 0" x 17' 09" (2.74m x 5.41m) With central heating radiator and dual aspect windows to the front and rear aspect.

Bedroom Two

9' 5" x 11' 0" (2.87m x 3.35m) With central heating radiator and window to the front aspect.

Bedroom Three

8' 0" x 8' 1" (2.44m x 2.46m) With central heating radiator and window to the rear aspect.

Family Bathroom

4' 4" x 7' 8" (1.32m x 2.34m) With a fitted bath, low flush WC, hand wash basin and opaque window to the rear aspect.

Externally

The front of the property offer plenty of space for off road parking. Spacious garden to the rear with a established lawn, patio area and a surrounding fence for additional privacy.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Off Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (74)

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

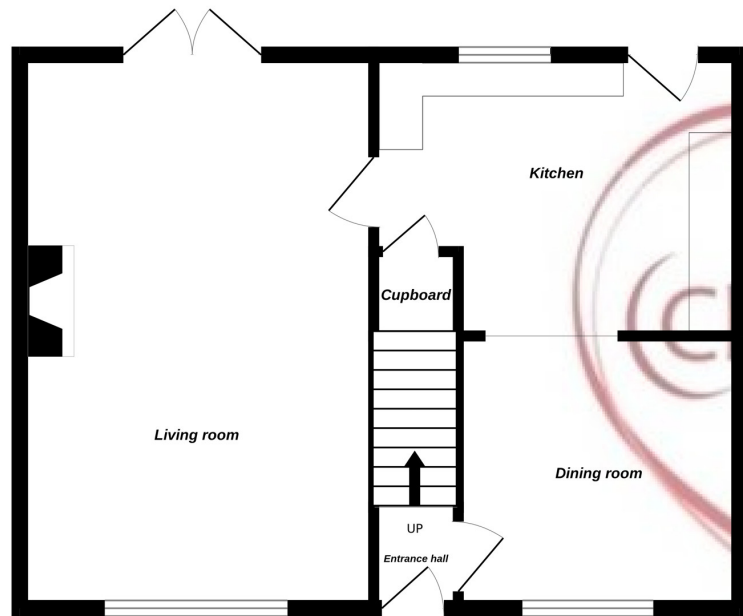
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

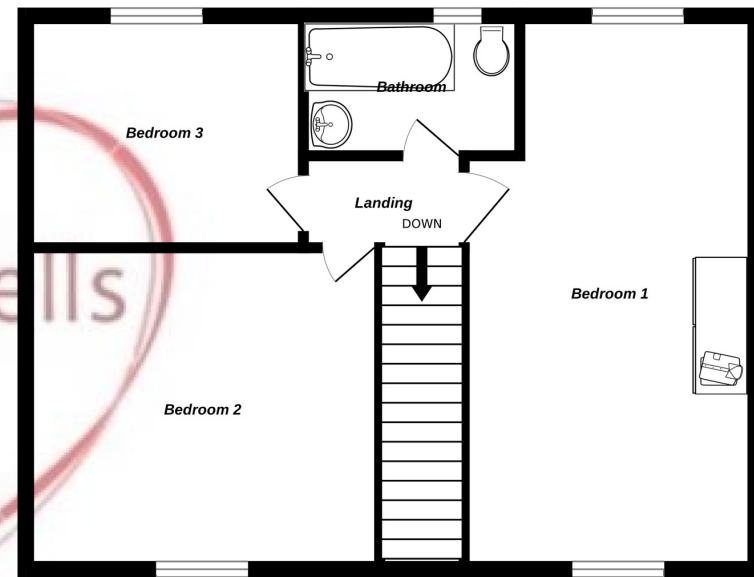
The existence of any public or private right of way? No



*Ground Floor
502 sq.ft. (46.6 sq.m.) approx.*



*1st Floor
516 sq.ft. (47.9 sq.m.) approx.*



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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