



£995 Per Month

14 RUBY WAY | | MANSFIELD | NG18 4XA

  
**BuckleyBrown**  
ESTATE AGENTS



LOOKS LIKE HOME! This beautiful three-bedroom, semi-detached property is located in the convenient area of Mansfield. The surroundings are impressive, conveniently positioned a short distance from schools and amenities. Let's take a look inside...

Upon entry, you will be presented with a simple yet effective layout, with the lovely living room area to your right with space for homely furnishings. Next door, you will find the kitchen, including cabinetry and work surfaces with ample space for appliances. The dining area provides space for a large table and chairs, perfect for family meals! From here, there is a conservatory which is currently being utilised as a sitting room. The ground floor hosts a WC for added convenience.

Like what you see so far? Let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to three well-sized bedrooms with the master including it's own private ensuite! The modern communal bathroom accommodates a three-piece suite.

Heading outside, you will be met with a very low maintenance garden area with surrounding brick/fencing for added privacy. This property also accommodates off-road parking for two cars and a garage for ample storage. Call now to book a viewing!!













Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		77	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MANSFIELD  
NOTTINGHAMSHIRE  
NG18 4XA



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