



£895 Per Month

63 SUTTON ROAD | | MANSFIELD | NG18 5ET

BuckleyBrown
ESTATE AGENTS

COME AND VIEW!... This three-bedroom semi-detached property which is located in an excellent part of town with great nearby shops, amenities and transport links including the A38 and M1, whilst also being within walking distance of Kings Mill Reservoir.

The ground floor welcomes you to a spacious hallway and you'll find a lovely lounge to the front, which benefits from a bay window to the front elevation and is of a brilliant size for you to enjoy all year round. As you walk further you'll find a second reception room which also offers plenty of versatility and overlooks the rear garden, allowing for ample natural light to flood through. Next door you'll find an attractive kitchen, with matching units and cabinetry and a pantry for additional storage. There is also a garage which is of a brilliant size, which will also come in handy.

The first floor welcomes you to three well-presented bedrooms, all of which offer a great amount of space. The bathroom can also be found just off the landing, as well as a separate WC for added convenience.

Outside you'll find an easy to maintain front garden and an established garden to the rear, with a spacious driveway allowing for ample off-street parking. Get in contact with a member of our Lettings team today!









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. Specially 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) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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