



£455 Per Month

ROOM 5, 38 WESTDALE ROAD | | MANSFIELD | NG19 7BZ

**BuckleyBrown**  
ESTATE AGENTS



\*COUNCIL TAX, GAS, ELECTRICITY, WATER AND NETFLIX ACCOUNT INCLUDED!\*

ROOM 5.. This spacious, mid-terraced house has recently undergone a full refurbishment to create this immaculate HMO which offers luxury on a whole new level! Located perfectly on a main transport route, with easy access in to the Town Centre, and within walking distance to local amenities, this property would be perfect for commuters!

We currently have five beautiful double rooms available for rent in this property, so don't hesitate to contact our office to get first refusal!

Room 5 is a cosy, ground floor room and has a large, and is located to the front of the building, which is offered fully furnished including a double bed, wardrobe, bedside table, chest of drawers, blind to the window and TV including a Netflix account. The room also benefits from having a shared shower room which has been newly fitted with a white suite. Having being newly refurbished throughout, this room is 'move in' ready and wont be available for long.

The property has benefitted from a quality refurbishment to include replacement kitchen and bathrooms, flooring, total redecoration, upgraded electrics and brand new furniture.

Outside there is a shared communal rear garden and off-street parking to the front, however this is offered on a 'first come, first served' basis.

The gov.uk website outlines that this property is a council tax band A, however all bills including council tax are included! Contact our office now to secure your perfect base...









Ground Floor  
58 Sq.m/622.27 Sq.ft  
Approx



First Floor  
58 Sq.m/622.27 Sq.ft  
Approx



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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) A			84
(81-91) B		72	
(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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MANSFIELD  
NOTTINGHAMSHIRE  
NG19 7BZ



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