



£725 Per Month

63 DERBY STREET | | MANSFIELD | NG18 2SD

**BuckleyBrown**  
ESTATE AGENTS



**\*\*DEPOSIT ALTERNATIVE AVAILABLE\*\***

PREPARE TO FALL IN LOVE ... with this unique semi-detached two bedroom property which stands proudly on a cul-de-sac at the end of a quiet residential road. Want to know more? Come on in ..

Having off street parking available to the front, and well maintained gardens, this property is sure to impress any potential viewer as much as it did us! Located to the rear of the property is the kitchen which benefits from grey matt effect fitted units with black work surfaces over and patio doors leading out to the rear garden. If socialising is your thing, check out the lounge which features a decorative fireplace and a large window which flood the room with natural light. To complete the ground floor is the bathroom which has a white four piece suite, including a separate walk in shower and contemporary wall tiling. Lets head upstairs ..

The first floor hosts two well appointed bedrooms, with the master bedroom having the added benefit of fitted wardrobes.

This stunning property will not be available for long, so contact us today to arrange a viewing!









Ground Floor  
34sq.m/369.42Sq.ft  
approx.

First Floor  
30Sq.m/318.31Sq.ft  
approx.



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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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MANSFIELD  
NOTTINGHAMSHIRE  
NG18 2SD



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