



£1,500 Per Month

2 GARTH ROAD | | MANSFIELD | NG18 5AQ

**BuckleyBrown**  
ESTATE AGENTS

NEWLY RENOVATED PROPERTY!!... Discover an extraordinary find with this fantastic three-bedroom property, conveniently situated in the sought-after High Oakham area. Boasting proximity to an array of local conveniences and amenities.

Stepping inside the residence, the ground floor boasts spacious accommodation, featuring a terrific living room/diner with a feature fireplace and triple aspect windows that allow a wealth of natural light through. There's also an additional reception room perfect to be utilised as a dining or hobby room, with lots of space for furnishings. The kitchen offers ample worktop space perfect for those who enjoy cooking. The property also benefits from two conservatory's, providing bright and airy, versatile settings to utilise to your own advantage.

The first floor hosts three well-appointed bedrooms, all of which are a terrific size with ample space and flexibility to add your own stamp. The family bathroom can also be found just off the landing, along with a handy utility room.

The outside space offers a spacious plot, featuring a driveway and garage to the front that allows space for both ample off-road parking and secure storage. To the rear is a spacious garden space ideal for summer evenings! This property is not to be missed! Call now to arrange a viewing!!!





#### Entrance Hall

With access into;

#### Kitchen 9'6" x 9'10"

Complete with a range of units with worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated new oven, hob and extractor fan above, spacious storage cupboard, central heating radiator, and window to the front elevation.

#### Living Room 14'4" x 20'11"

With laminate flooring, feature fireplace, two central heating radiators, triple aspect windows, and access into;

#### Conservatory 8'0" x 11'8"

With surrounding windows, and a door leading outside.

#### Hobby Room 9'4" x 10'3"

With central heating radiator, and window to the rear elevation.

#### Second Conservatory 8'3" x 12'0"

With surrounding windows, and two sets of sliding doors leading outside.

#### Landing

With a window to the side elevation, and access into;

#### Bedroom One 10'2" x 14'4"

With a central heating radiator, and window to the rear elevation.

#### Bedroom Two 10'4" x 13'1"

With a central heating radiator, and dual aspect windows to the front and side elevation.



#### Bedroom Three 9'3" x 10'2"

With a central heating radiator, and a window to the rear elevation.

#### Bathroom 6'8" x 6'8"

Complete with a fitted bath, low flush WC, vanity hand wash basin, central heating radiator, and an opaque window to the front elevation.

#### Utility 5'2" x 6'8"

With space for additional appliances, hot water tank, and a window to the front elevation.

#### Outside

Boasting a fantastic plot with a driveway and garage for off-road parking and secure storage.







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) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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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NOTTINGHAMSHIRE  
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