



£825 Per Month

6 PEREGRINE GARDENS | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GW

BuckleyBrown
ESTATE AGENTS

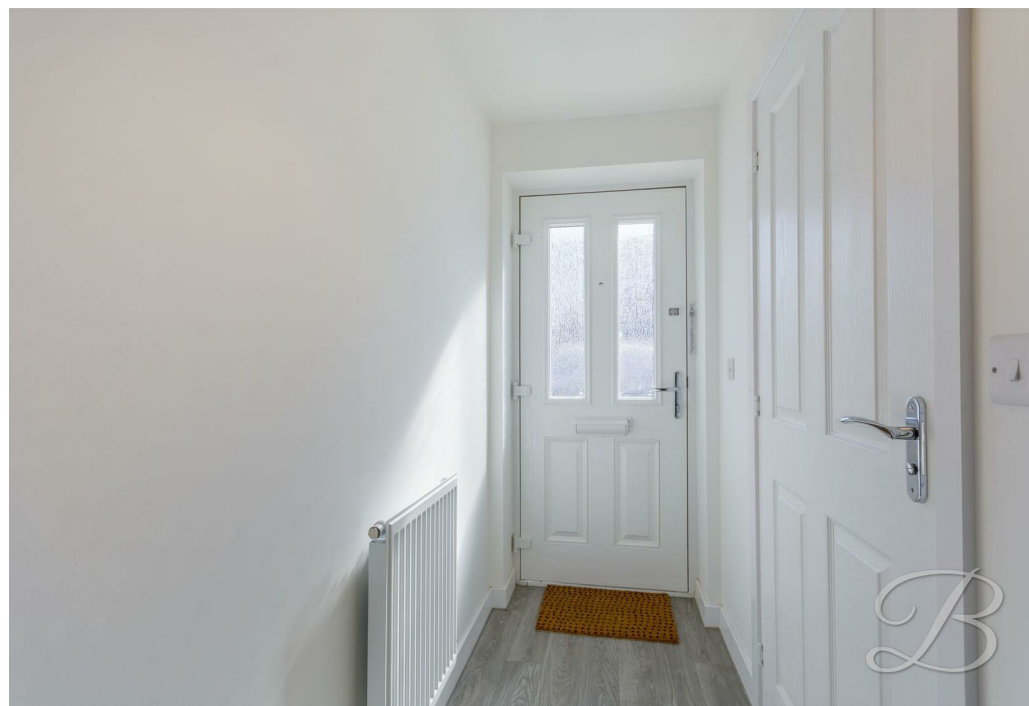
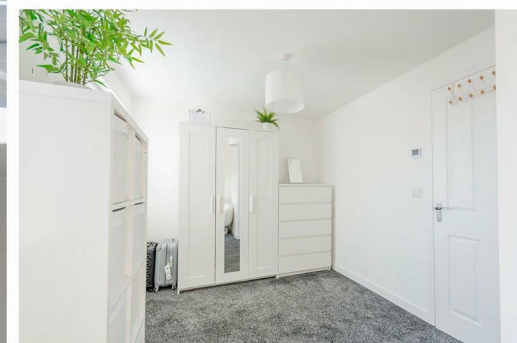
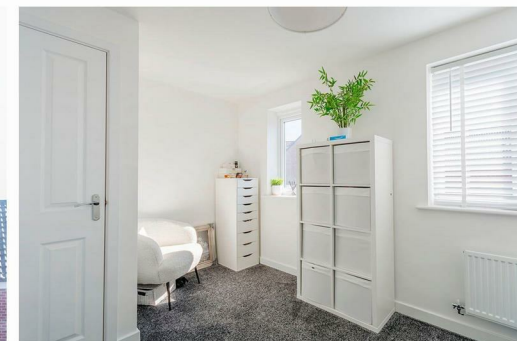
SIMPLY STUNNING!...If you're looking for a well presented two bedroom end-terraced home in a popular area, then look no further than this beauty! As you walk through this fabulous home you will first of all find a beautifully presented lounge which offers enough space for all the family to enjoy. Leading off from here you will find a modern kitchen/diner which benefits from a range of wood effect units, plenty of space for dining and double doors leading outside. Additionally, there is a useful downstairs WC, fitted with a modern suite in white. What more could you want?

Upstairs you will find two well presented bedrooms and the family bathroom just off the landing. Presented to an excellent standard throughout, this house comes complete with modern decor and stylish fixtures and fittings, this home is sure to impress, but wait... Lets head outside!

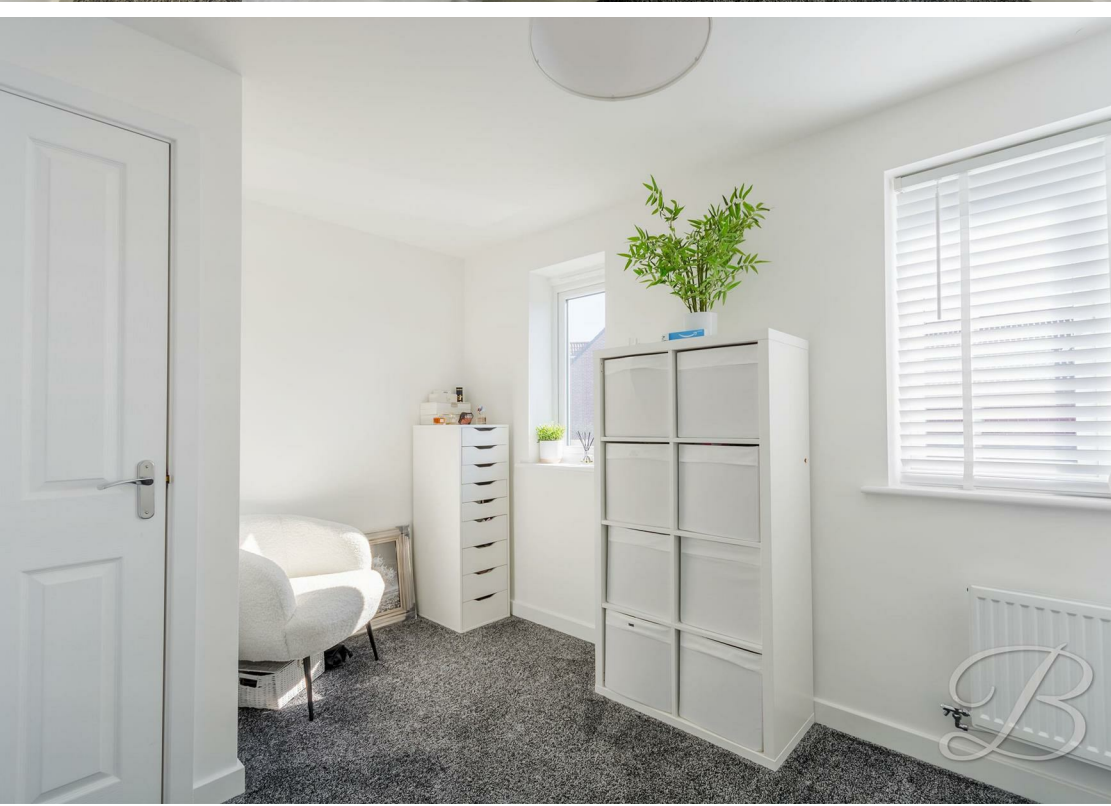
To the front you will find a small and easy to maintain garden with a pathway leading to the front door. There is an allocated parking space to the front which offers off-street parking. To the rear there is a low maintenance enclosed garden.

Call now to arrange a viewing!

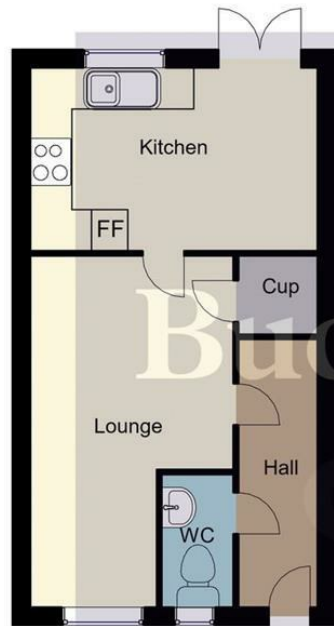
The gov.uk website outlines that this property is a council tax band A, however we recommend that any interested party conducts their own research.







Ground Floor
27 Sq.m/294.52 Sq.ft
Approx



First Floor
27 Sq.m/286.5 Sq.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) A		97
(81-91) B	82	
(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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