



£795 Per Month

47 WARD PLACE | | MANSFIELD | NG18 5RF

**BuckleyBrown**  
ESTATE AGENTS



HOME SWEET HOME! We have just found you this gem of a property that you could call home! This two bedroomed semi detached is neutrally presented and complemented nicely with modern fixtures and fittings that are sure to impress. The property is situated within walking distance to a selection of local amenities, offering great transport links to many major roads.

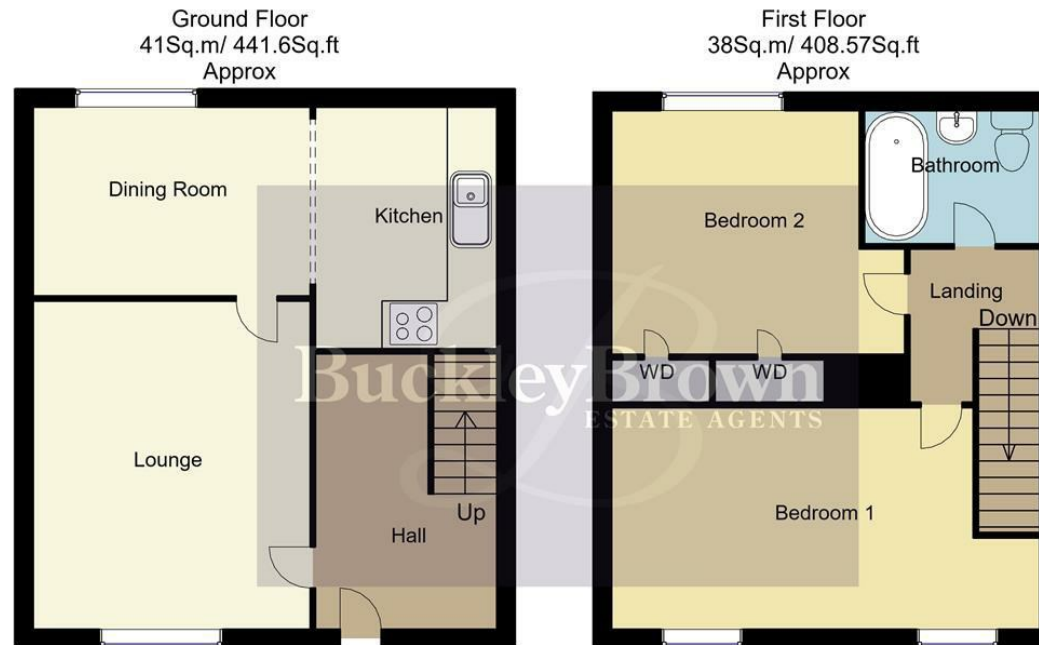
Enjoying a pleasant position, occupying a much larger than average plot, in this popular area, the property boasts off street parking with a driveway to the front of the property leading to the single garage, and to the rear is a lovely enclosed low maintenance yard. Upon a detailed personal inspection, you will first of all find the light and airy lounge to the front of the property. There is a door which leads through to the well presented kitchen diner, complete with a range of stylish units and provides access outside to the garden and outhouses for convenience. The first floor hosts the two well proportioned bedrooms and a nicely appointed, modern fitted bathroom. Early viewing is advised to avoid disappointment! Council Tax Band: A











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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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MANSFIELD  
NOTTINGHAMSHIRE  
NG18 5RF



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