



£480 Per Month

36 WOODHOUSE ROAD | | MANSFIELD | NG18 2BA

**BuckleyBrown**  
ESTATE AGENTS



**\*COUNCIL TAX, GAS AND ELECTRICITY INCLUDED!\***

**ROOM 2..** This spacious, traditional Victorian terraced house has recently undergone a full refurbishment to create this immaculate HMO which offers luxury on a whole new level! Being on a main bus 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 just one beautiful double room available for rent in this property, so don't hesitate to contact our office to get first refusal!

Room 2 is a sizeable ground floor room and is located to the rear of the building with patio doors providing direct private access to the rear garden, which is offered fully furnished including a quality double bed, matching bedside cabinet, solid wardrobe, chest of drawers. Shared bathroom is available to the first floor with an additional toilet on the ground floor. Having being recently redecorated throughout, this room is 'move in' ready and wont be available for long.

All bills are included! Contact our office now to secure your perfect base...











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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		



ROOM 2  
36 WOODHOUSE ROAD  
MANSFIELD  
NOTTINGHAMSHIRE  
NG18 2BA



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