



£825 Per Month

9 BERRY HILL LANE | | MANSFIELD | NG18 4BQ

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ESTATE AGENTS

LOCATION IS KEY! And that's why you'll love this three bedroom home which is ideally located within a sought area of Mansfield in the catchment area of highly regarded schools and must be viewed to be fully appreciated!

From the moment you step into this home, you will be welcomed into two well presented reception rooms, offering an abundance of natural light with plenty of room for all of the family to enjoy! These rooms have a warm and inviting feel to them and benefit from original features throughout. Leading off the rear reception room, you will find a galley kitchen which comes complete with a range of matching units with complementary worktop over and there is a window overlooking the garden. As you walk further you will find a shower room which has been complemented well with modern fixtures and fittings.

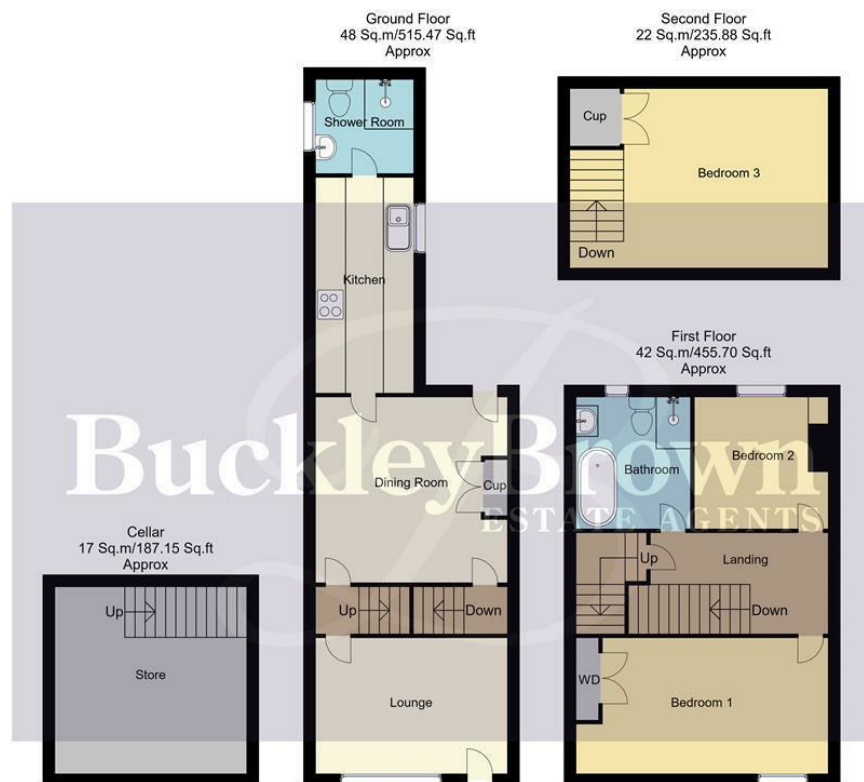
As you head upstairs you will find two generous bedrooms, together with a family bathroom, not forgetting the attic room located on the second floor.

Outside you will find a spacious garden to the rear which benefits from surrounding mature trees offering a degree of privacy and provides the perfect spot for you to relax in after a long days work. Ready to make this home your own? Call now to arrange a viewing!









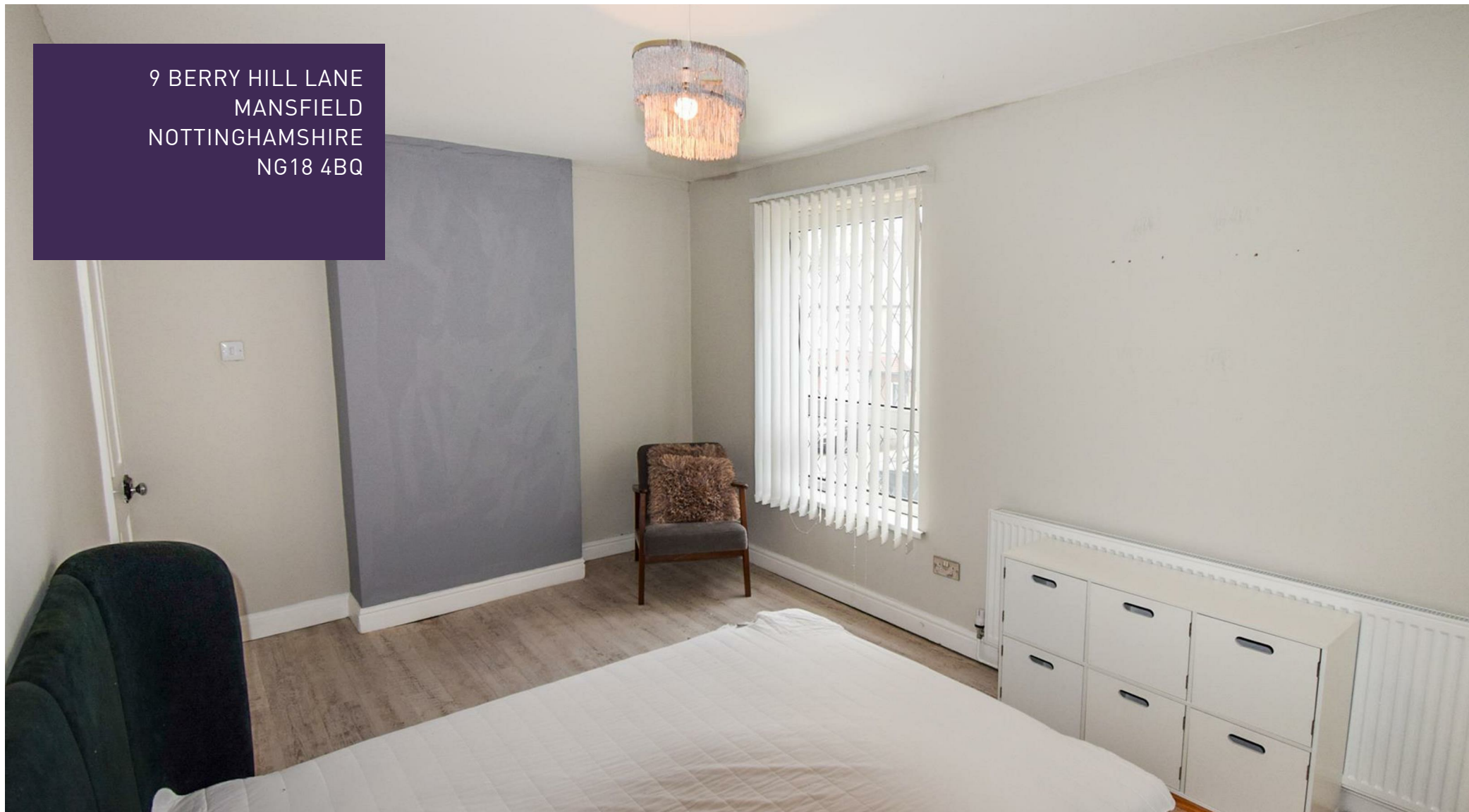
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</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	

9 BERRY HILL LANE  
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NG18 4BQ



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