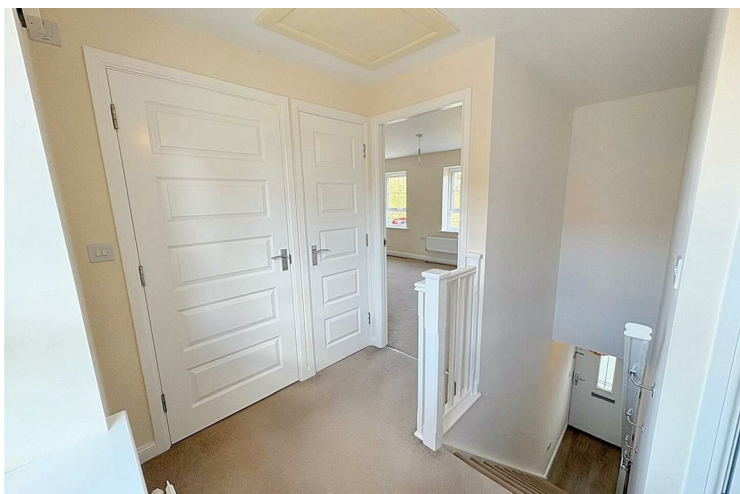




**10 GRESSINGHAM CLOSE  
MANSFIELD**

**£725 PCM**

Set in a prime position backing onto the historic Sherwood Forest, this well presented one-bedroom detached coach house is freshly decorated throughout and ready to move straight into.





- Detached one bedroom property • Newly decorated • Popular residential area of Forest Town • Large master bedroom

Set in a prime position backing onto the historic Sherwood Forest, this well presented one-bedroom detached coach house is freshly decorated throughout and ready to move straight into. Situated in the popular residential area of Forest Town, Mansfield, this home combines modern comfort with excellent local amenities. Residents enjoy easy access to nearby shops, supermarkets, schools, and leisure facilities, as well as picturesque woodland walks and outdoor spaces.

### **Entrance**

Upon entering, there is a stairway which leads to a bright entrance hallway.

### **Kitchen/Lounge**

From here, a door opens into a spacious open-plan living area, featuring two windows for plenty of natural light and a neutral décor with light brown carpeting. The kitchen is fitted with matching wall and base units, a single oven with gas hob and extractor, plus space for both an under-counter washing machine and fridge freezer.

### **Master bedroom**

The spacious double bedroom is decorated in a soft magnolia finish with light brown carpets, complementing the modern and neutral theme that flows throughout the property.

### **Bathroom**

A well-sized bathroom is accessed from the landing, complete with bath and overhead shower with screen, low-level WC, wash basin, and a large frosted window for ventilation and light.

### **External**

Externally, the property benefits from a private enclosed garden with a small lawn and side gate access, along with an outdoor

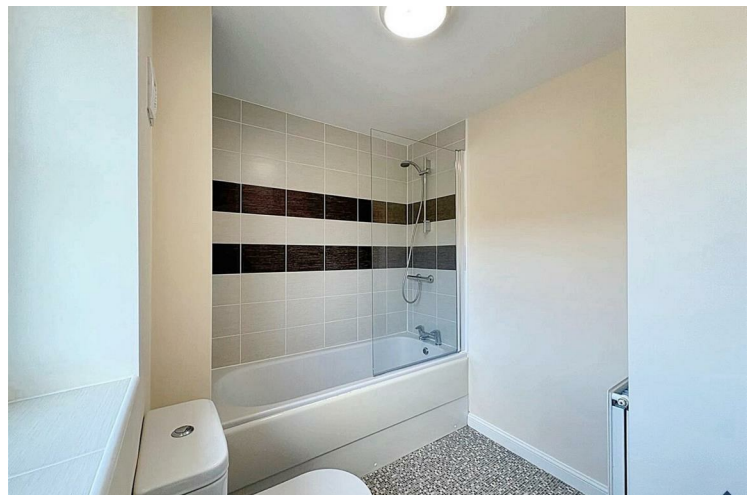
tap for convenience.

A good-sized garage with power, lighting, and side door access is complemented by a driveway providing additional parking.

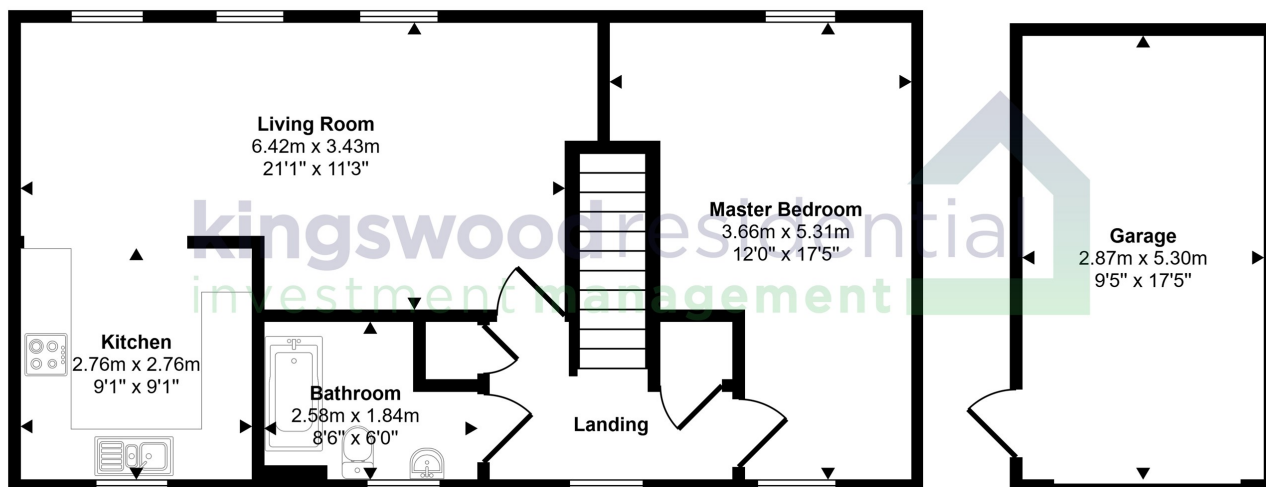
The home is fully double-glazed and gas central heated, offering year-round comfort and efficiency.



- Open plan kitchen / living space • Garage with electrics • Driveway • Enclosed garden • Virtual tour available



Approx Gross Internal Area  
73 sq m / 781 sq ft



Floorplan  
Approx 57 sq m / 617 sq ft

Garage  
Approx 15 sq m / 164 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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

**EPC Rating: C     Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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