



1 TITCHFIELD STREET MANSFIELD

£500 PCM

A well presented double room with en-suite is available within a house share (HMO) conveniently located near Mansfield town centre. Inclusive of electric, water/sewerage, council tax, Virgin internet and communal areas cleaner. There is on street parking.



- A double room to rent within a house share • Private En-suite • All bills included within rent • Virgin internet included

Room 5

First Floor

Newly decorated and furnished

Includes: new double mattress, wardrobe, chest of drawers, and bedside table

Freshly fitted carpets

Private en suite shower room

Communal Kitchen/lounge

Lounge/Dining Area: Comfortable shared lounge with sofa, TV, and dining table

Kitchen: Fully equipped with 2 ovens, 2 hobs, fridge, freezer, microwave, kettle, toaster, and coffee machine

Communal utility

Washing machine and tumble dryer available (£1 per use, optional)

Exterior

Rear communal garden

Secure outbuilding for bicycle storage

Additional information

Inclusive of electric, water/sewerage, council tax, Virgin internet and communal areas cleaner. There is on street parking. UPVC double glazing. X6 rooms in total, all with own en-suite. Single occupant only per room.

-Located just 1 mile out of Mansfield town centre.

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £115 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, being £200. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.

Material information about the property:

- EPC Rating: D (bills included in rent)
- Council Tax Band: A (Mansfield District Council, although included in rent)
- Heating and hot water status: radiators via heating system from air source heat pump system. Hot water via water cylinder.
- Electricity supply: mains connection.
- Gas supply: not applicable, no gas.
- Water and sewerage status: mains connection.
- Broadband and mobile phone coverage: see checker.ofcom.org.uk.
- Coalmine status: located on a coalmine.
- Any planning permission in the area: see mansfield.gov.uk/planning



- Shared lounge and kitchen • Rear garden • On street parking • Close to Mansfield town centre • Nearby shops and supermarkets • Communal utility area



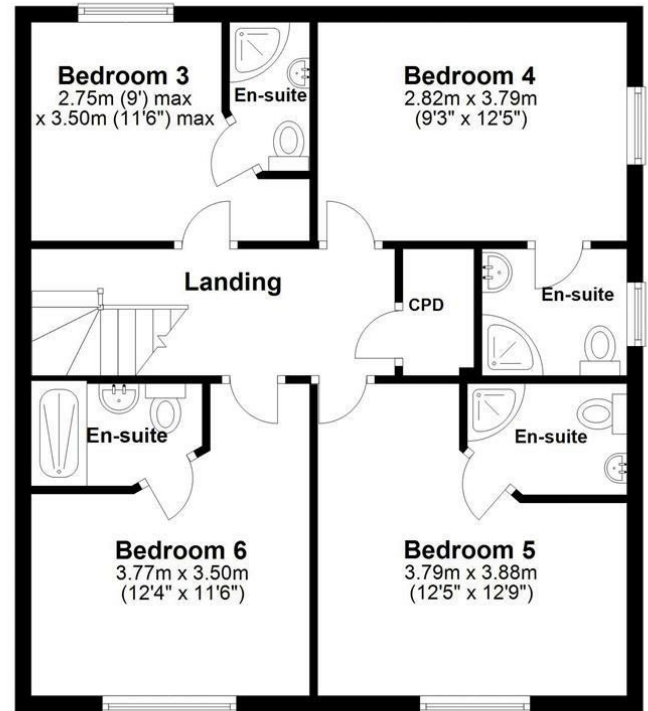
Ground Floor

Approx. 67.3 sq. metres (724.6 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 130.5 sq. metres (1404.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D **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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