

ROOM 2 186 CHESTERFIELD ROAD SOUTH

£495 PCM

Freshly decorated double en-suite bedroom within a house share, inclusive of all bills.

The room includes a double bed, chest of drawers and clothing rail. The en-suite includes a shower and sink, WC is outside of the room and shared. Room is located on the ground floor, see Bedroom 2 on the floorplan.

The house also offers a modern kitchen with 2 hobs, oven, grill, large fridge/freezer, second freezer, washer, breakfast bar with stools, Smart TV and ample cupboard/drawer space.

To the rear is a low maintenance garden, BBQ area and rear driveway providing off road parking for 2 cars on a first come, first serve basis.





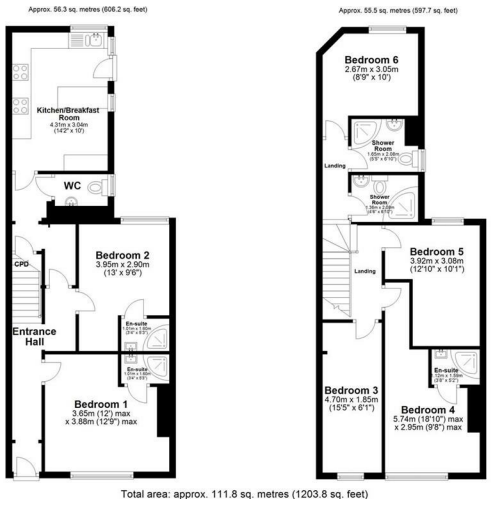
• Double en-suite bedroom • Redecorated • All bills included • Communal rear garden • Large shared kitchen

Material Information

Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Low River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = Unlikely in this area.
Coal mining area location: located on the coalfield.
Council: Mansfield District Council
Any planning permission in the area: see planning.mansfield.gov.uk/online-applications/

Terms and Conditions

Costs to move into this property = £114 Initial holding deposit, equivalent to 1 weeks rent (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, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

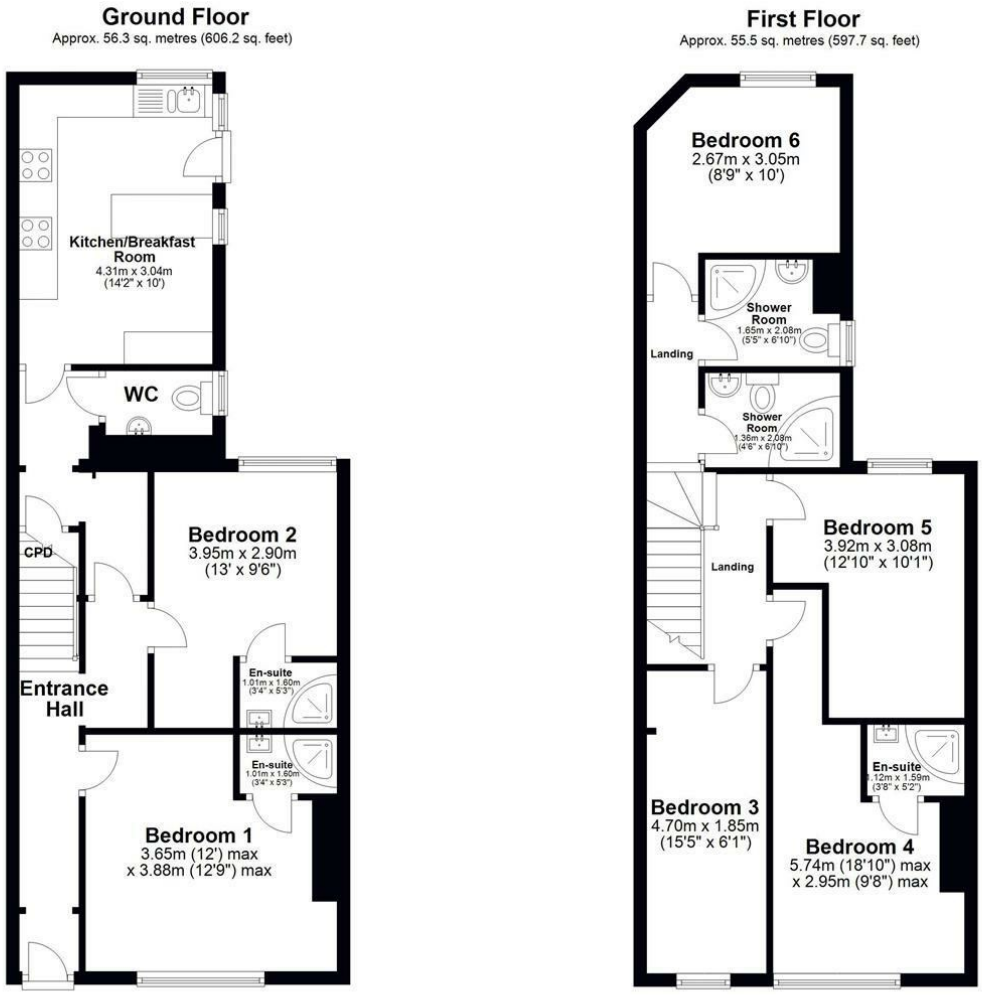




• Off road driveway parking to rear • Virgin WIFI included • Communal fortnightly cleaning • 1 mile out of Mansfield town centre • Close to large Tesco Superstore



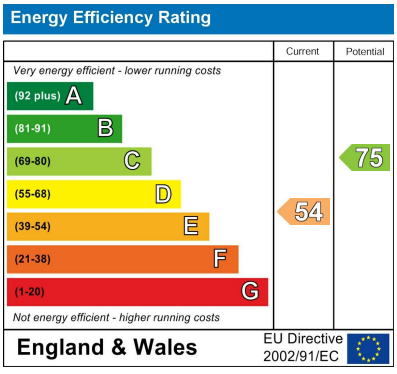




Total area: approx. 111.8 sq. metres (1203.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.





EPC Rating: E 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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