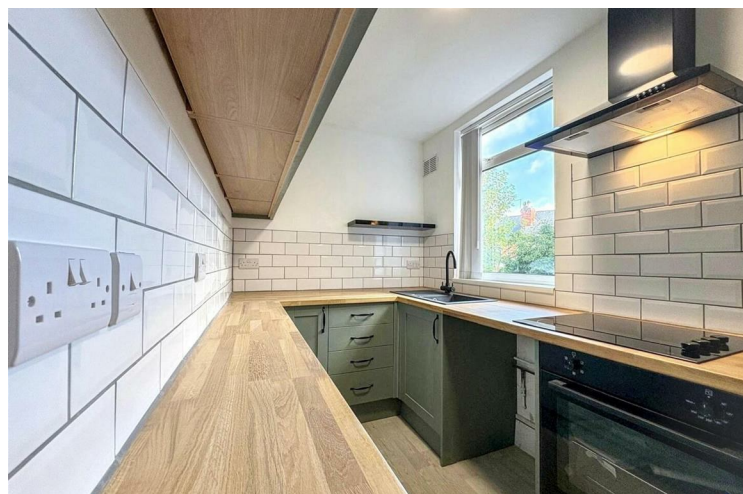




21 CEDAR STREET MANSFIELD

£875 Per

A beautifully refurbished two-bedroom home, finished throughout with fresh décor, new flooring, carpets and blinds. Featuring a brand-new kitchen, modern refurbished bathroom, useful cellar and shared rear garden with new fencing and shed.



• Extensively refurbished throughout • Brand-new fitted kitchen with electric hob, oven and extractor • Fully refurbished modern bathroom with walk-in shower • Freshly painted and decorated throughout • New carpets, flooring and blinds throughout • New white panelled internal doors

Entrance

The property is entered through a brand-new front door, opening into the refreshed ground-floor accommodation. The ground floor has been freshly painted and decorated and benefits from new carpets, blinds and white panelled internal doors.

Living Room

A comfortable and well-proportioned living room which has been freshly decorated and fitted with new carpeting and blinds. The room provides a welcoming space for relaxing and everyday living.

Dining Room

A spacious dining room which has been freshly painted and decorated, with new carpets and blinds. There is plenty of room for a dining table and chairs, making this an ideal space for family meals and entertaining.

Kitchen

The property benefits from a brand-new fitted kitchen, complete with a new electric hob, electric oven and extractor fan. The kitchen has also been finished with new vinyl flooring and new blinds, creating a fresh and modern space that is ready to use. Includes space for a washing machine and fridge freezer.

Upstairs

The entire first floor has been given a fresh new look with new flooring and décor throughout.

Master Bedroom

A generous bedroom with new flooring and fresh décor. The room is currently having its window panels replaced, with the surrounding areas being fully repainted as part of the refurbishment.

Bedroom

A well-proportioned bedroom with new flooring, fresh décor and new blinds. The room also benefits from a built-in wardrobe, providing useful integrated storage.

Bathroom

The bathroom has been completely refurbished and finished in a contemporary style, featuring a walk-in shower with grey marble-effect Aqua Boards, new vinyl flooring, a new wash basin with cabinet and vanity unit, and a WC. Fresh décor completes this modern and practical room.

Garden

To the rear is a shared garden with the neighbouring property, which has been divided down the middle by a brand-new fence, giving each property its own defined area.

The garden also benefits from all-new fence panels and a small outhouse/shed at the rear, providing useful additional storage.

Location

Conveniently located in Mansfield, Nottinghamshire, with easy access to the town centre and a wide range of local shops, cafés, restaurants and everyday amenities. The property also benefits from good public transport links, including Mansfield railway and bus stations, providing convenient connections to Nottingham, Worksop and surrounding areas.

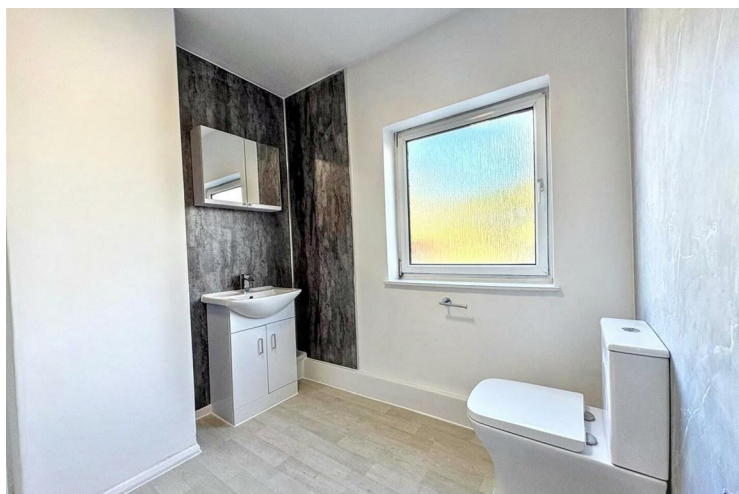
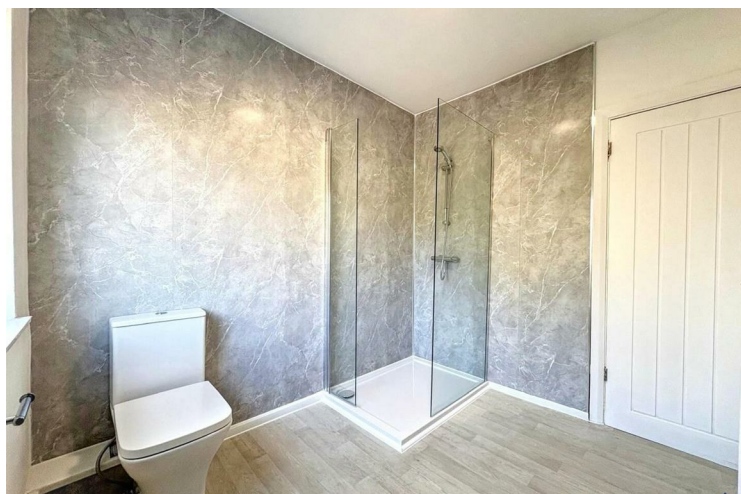
Relevant Information

Access: Grab handrails have been installed however 1st floor living accommodation. Access via small step. There is a shared alleyway to access the rear garden. Electricity and gas supply: Mains connection. Water and sewerage status: Mains connection. Heating and hot water status: Gas combi boiler.

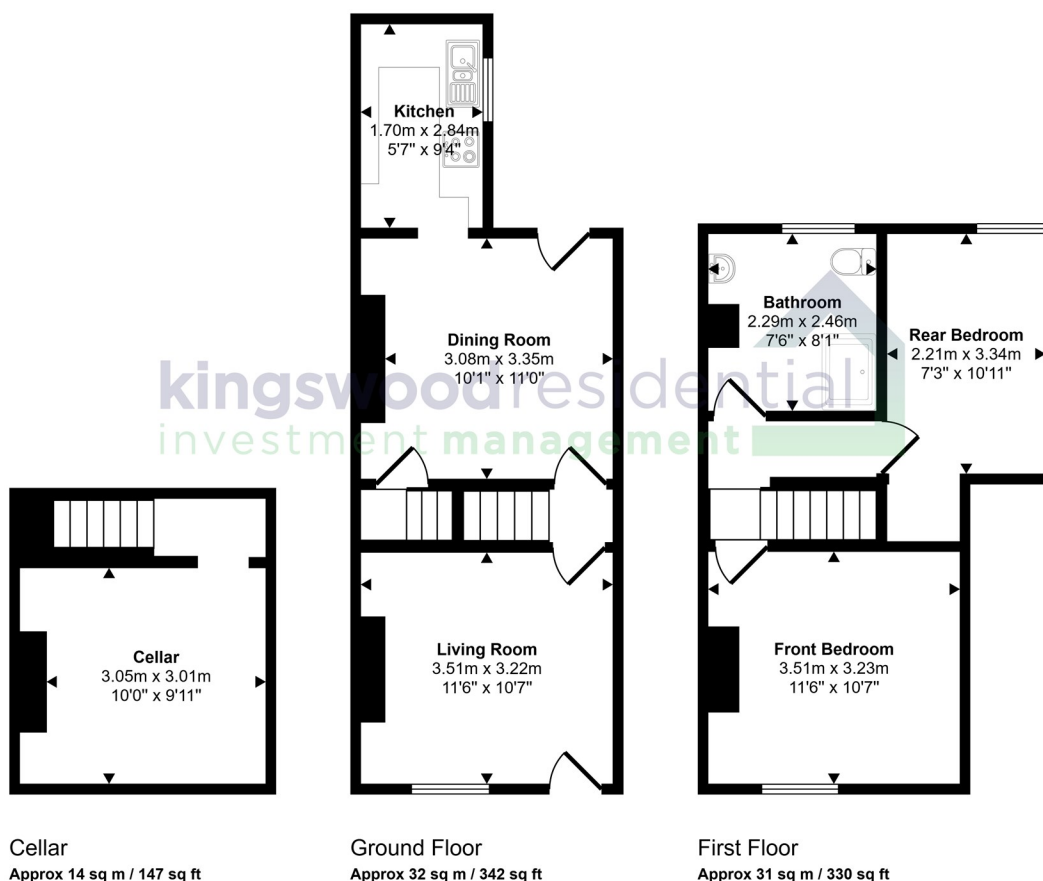


- Two well-proportioned bedrooms, with built-in wardrobe to the rear bedroom
- Shared rear garden with new dividing fence and new fence panels
- Gas combi boiler and useful cellar, plus rear garden outhouse/shed
- Council tax band - A

Broadband and mobile phone coverage: see checker.ofcom.org.uk. Flood risk in this location: Surface water = Very 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 <https://planning.mansfield.gov.uk/online-applications/> EPC Rating = C. Council Tax Band = A.



Approx Gross Internal Area
76 sq m / 819 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) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management