

# ROOM 3 1 TITCHFIELD STREET MANSFIELD

**£425 Per**

A well presented double room with en-suite is available within a house share conveniently located withing walking distance to Mansfield town centre.





• Double en-suite bedroom • All bills included • Shared lounge and kitchen • Virgin WIFI included • Rear garden

### Room 3
Fully furnished room includes small double bed and mattress, wardrobe, chest of drawers, and bedside table. Private en-suite shower room.

### Communal Kitchen/lounge
Comfortable shared lounge with sofa 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. 6 rooms in total, all with own en-suite. Single occupant only per room.

### 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 in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £98.00. Tenancy deposit being £200.00 First months rent in advance.

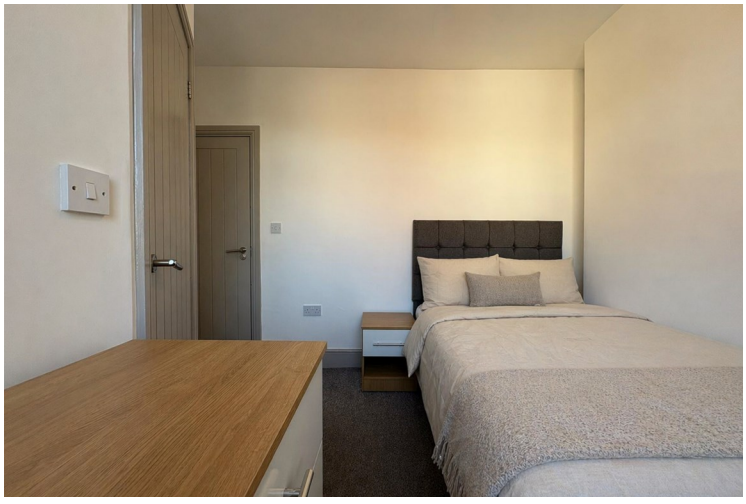
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



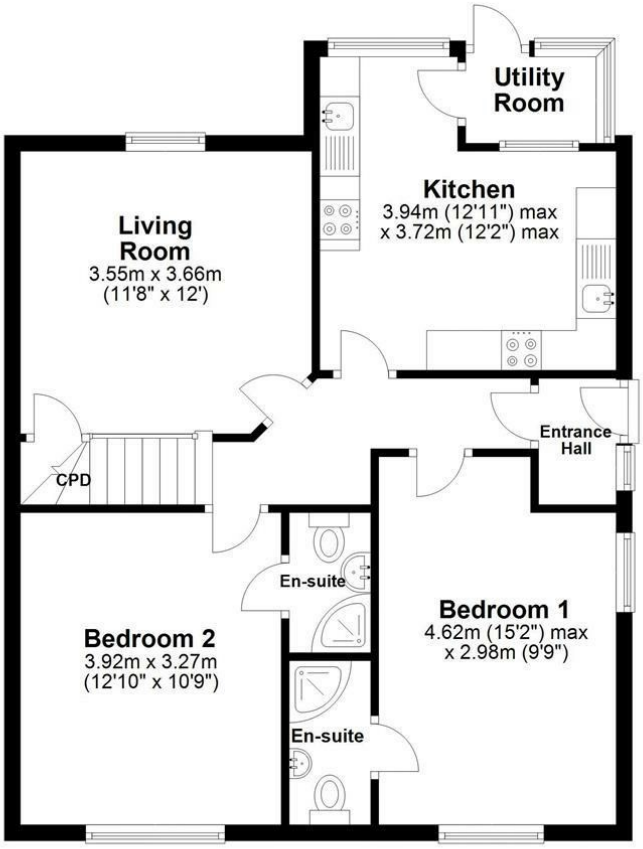


• On street parking • Communal area cleaning • Excellent transport links • Walking distance to Mansfield town • Close to large Tesco Superstore

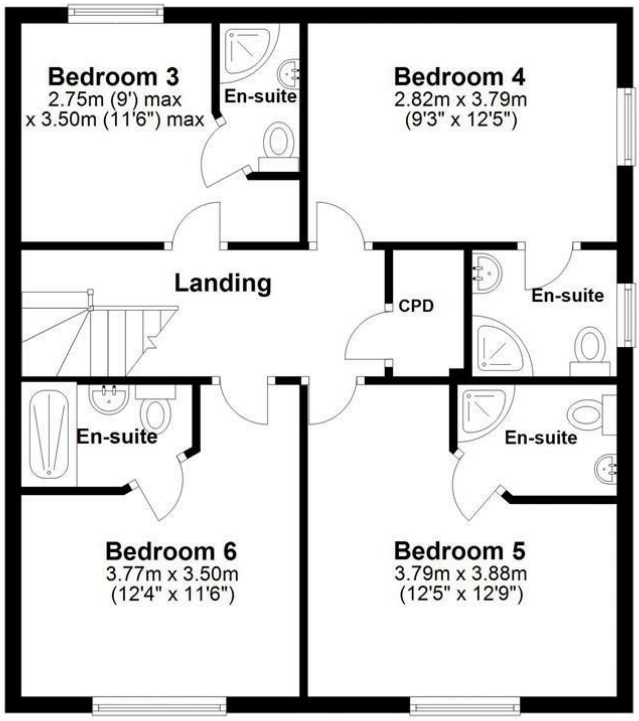




## Ground Floor
Approx. 67.3 sq. metres (724.6 sq. feet)



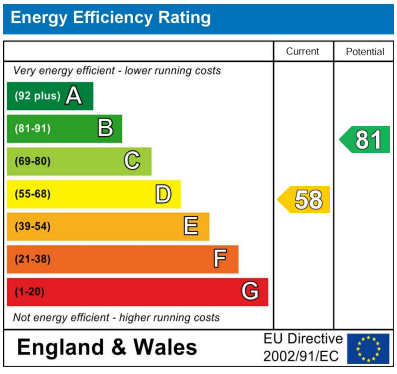

## First Floor
Approx. 63.2 sq. metres (680.2 sq. feet)




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

Kristine Princa
Plan produced using PlanUp.




## 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


Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

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


kingswood residential investment management