



**94 SMITH STREET
MANSFIELD**

£825 PCM

Well-presented two-bedroom terraced property finished to a modern standard throughout. Offering a spacious lounge, separate dining room, contemporary fitted kitchen, two double bedrooms and a stylish family bathroom with shower over bath. Externally the property benefits from an enclosed low-maintenance rear garden with patio area. Decorated in neutral tones throughout, this attractive home is ready to move into.



• VIRTUAL TOUR AVAILABLE • Spacious and modern throughout • Fitted blinds throughout • 2 double bedrooms

Lounge

The lounge is light and welcoming, finished with dark oak-effect laminate flooring, white walls and venetian blinds. There is also a useful meter cupboard and access to a generously sized under-stairs storage cupboard, which is carpeted and ideal for additional household storage.

Dining room

Leading through from the lounge, the dining room continues the same dark oak-effect laminate flooring. This room offers good space for both dining and day-to-day living, with a bright outlook and white venetian blinds already fitted.

Kitchen

The kitchen has been modernised with a stylish range of light grey gloss handleless wall and base units, complemented by wood-effect laminate worktops and white metro tile splashbacks. Integrated appliances include an electric hob, oven and stainless steel extractor hood. A large rear-facing window allows plenty of natural light into the space, while the rear door provides direct access to the garden. Light oak-effect vinyl flooring adds practicality and warmth.

Master Bedroom

This bedroom is located to the front, is a spacious double room with cream carpeting, neutral décor, a light grey roller blind and access to the over-stairs cupboard, providing extra built-in storage potential.

Bedroom 2

The second bedroom, located to the rear, is also a good-sized double room with cream carpet, white walls and a light grey roller blind, making it suitable as a bedroom, guest room or home office.

Bathroom

The bathroom is particularly impressive in size and presentation, fitted with a modern three-piece suite comprising a bath with mixer shower over, WC and vanity sink unit. The room is finished with marble-effect wall tiling, an LED mirror and light oak-effect vinyl flooring, giving it a fresh and contemporary finish.

Garden

Externally, the property benefits from an enclosed rear garden designed for low maintenance, with a paved patio seating area. The garden is to be re-turfed. On street parking is on a first come, first served basis.

Location

The property is conveniently located within a range of everyday amenities, including nearby primary and secondary schools, healthcare facilities and access to Mansfield railway station. The property also benefits from being within easy reach of local bus routes, Mansfield town centre and a variety of shops and supermarkets.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

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.



- Large 3 piece bathroom • Recently renovated • Enclosed low-maintenance rear garden with patio area • Council tax band = A • Within easy reach of local bus routes

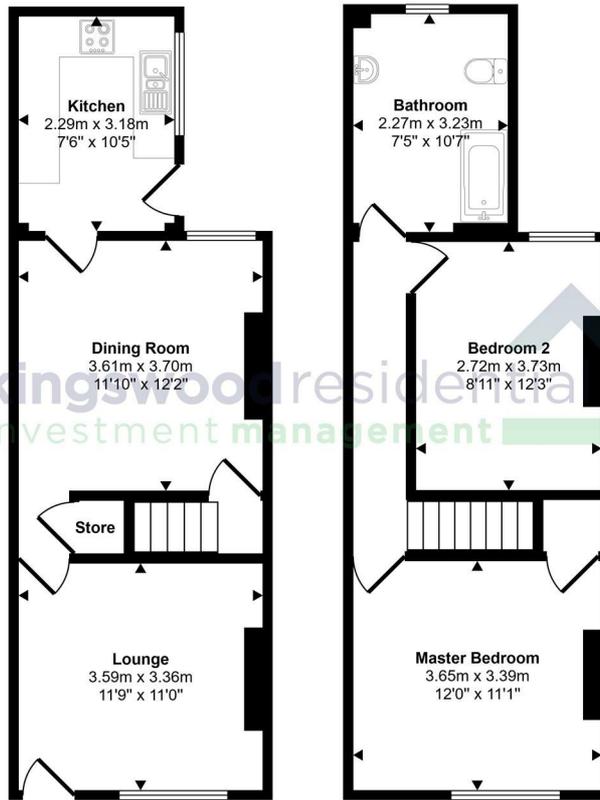
Coal mining area location: located on the coalfield.

Council: Mansfield District Council

Any planning permission in the area: see planning.mansfield.gov.uk/online-applications/



Approx Gross Internal Area
74 sq m / 801 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft

First Floor
Approx 38 sq m / 404 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		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
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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