



## 1 TITCHFIELD STREET MANSFIELD

£450 Per

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 3

Re-decorated fully furnished room includes brand new furniture: small double mattress, small double bed, 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. X6 rooms in total, all with own en-suite. Single occupant only per room.

### Material information about the property:

- Located just 1 mile out of Mansfield town centre.
- 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](http://checker.ofcom.org.uk).
- Coalmine status: located on a coalmine.
- Any planning permission in the area: see [mansfield.gov.uk/planning](http://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



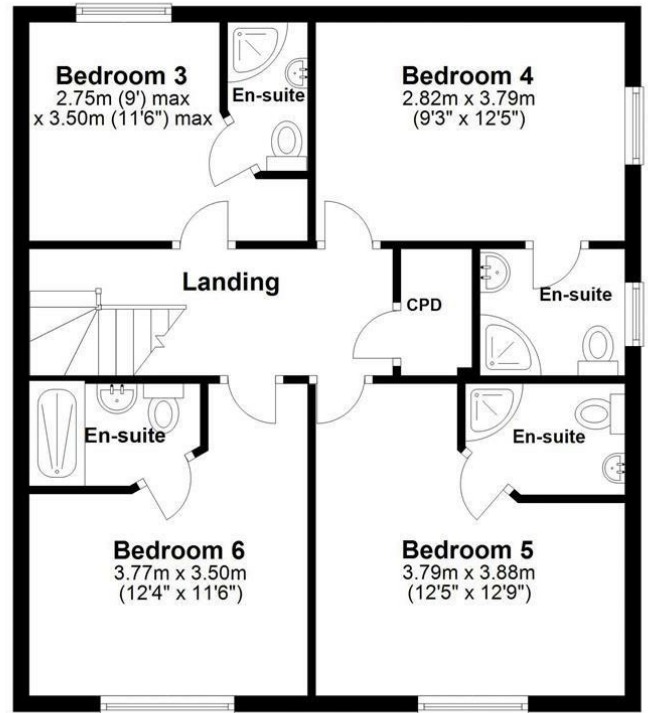
## Ground Floor

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 Princes  
Plan produced using PlanUp.



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