

93 PRINCES STREET
MANSFIELD

£825 Per

An unfurnished 3 bedroom terraced house which has just benefited from refurbishment to include a brand new kitchen, bathroom, new flooring and new décor throughout! Please note all furniture added for marketing purposes.





• Brand new bathroom • Brand new kitchen • Fully re-decorated throughout • Brand new flooring throughout

Living room
Front reception room of the front door.

Kitchen
Newly fitted kitchen to include fitted units, oven, hob, extractor fan and sink.

Shower room
Accessed via the kitchen is a shower room with a newly fitted long walk in shower and archway leading to the rear utility / WC area.

Utility room
Utility area includes a WC and sink. There's also a washing machine but this is not maintained by the Landlord.

Front bedroom
Double front bedroom with curtain pole above the window.

Rear bedroom
Rear double bedroom with small storage cupboard and curtain pole above the window.

Loft bedroom
Spacious double loft bedroom with curtain pole above the window.

Location
There's first come, first serve parking on the street. The house is ideally located within walking distance of Mansfield town centre which offers a large selection of amenities and local schools. Kings Mill Hospital and the A38 to the M1 are also within easy reach by car.

Material information
Electricity supply: Mains connection.
Water and sewerage status: Mains connection with a water meter
Heating and hot water status: Gas central heating with a brand new gas combi boiler
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 mansfield.gov.uk/planning

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 £190.00. Tenancy deposit, equivalent to 5 weeks rent, being £951.00 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.



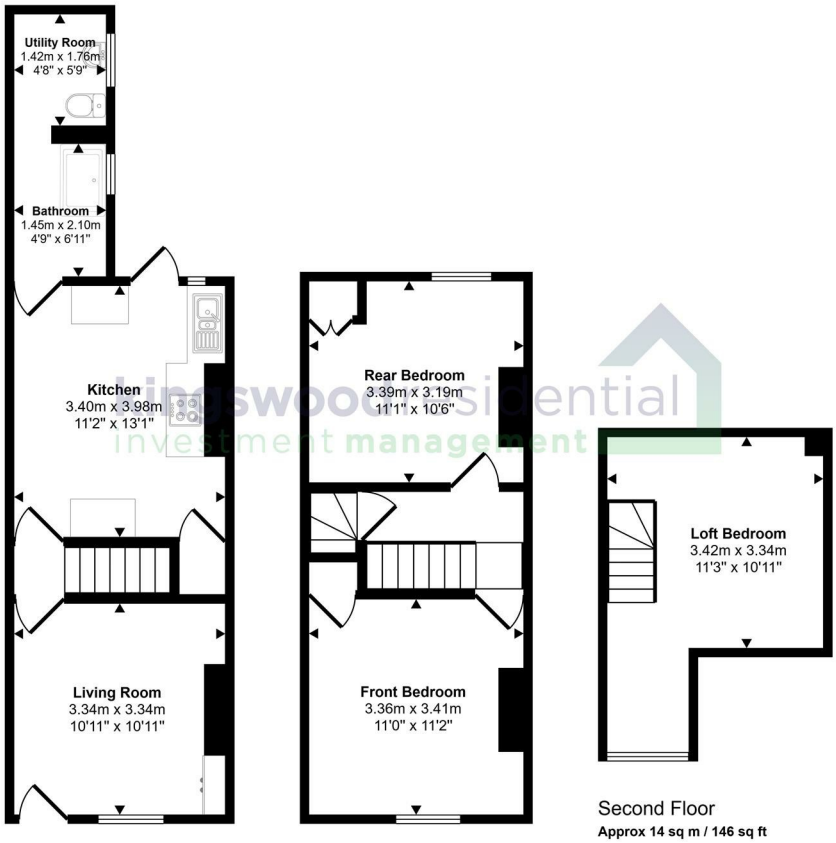


• Downstairs bathroom and Utility room • 3 double bedrooms • Walking distance to Mansfield town centre • Brand new combi gas boiler • Council tax band = A • EPC Rating = C





Approx Gross Internal Area
77 sq m / 826 sq ft



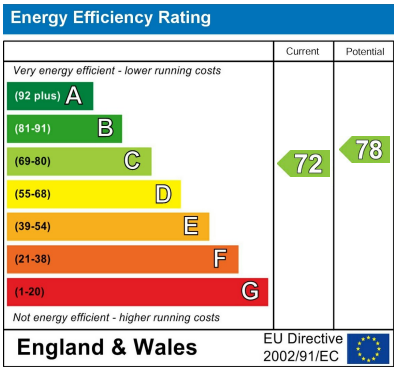
Ground Floor
Approx 34 sq m / 367 sq ft

First Floor
Approx 29 sq m / 313 sq ft

Second Floor
Approx 14 sq m / 146 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.





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

kingswood residential
investment management