



36 Titchfield Street, Mansfield

£900 pcm

Modern two-bed + Attic room house near town with new kitchen, bathrooms, carpets, boiler, and decor. Two receptions, attic room, ensuite, dressing area, yard, freehold, double glazing. Ready to move in.

Council Tax band: A

Step inside this welcoming two-bedroom house, perfectly positioned close to town for easy access to local shops, and amenities. Freshly updated with a new kitchen, new bathrooms, new carpets, a new boiler and fresh decor throughout, the home offers a comfortable and modern feel from the moment you enter. The layout includes two spacious reception rooms, ideal for relaxing evenings or entertaining friends, while the well-appointed kitchen leads through to a handy shower room. Upstairs, you'll find two generous bedrooms, with the main bedroom boasting a large ensuite bathroom and a separate dressing area for added convenience. An attic room provides extra flexibility, whether you need a home office, hobby space or additional storage. With new double glazing throughout, this freehold property (tax band A) is ready for you to move straight in.

To the rear, a small enclosed yard. Whether you're looking to create a cosy spot for morning coffee, add some potted plants for a splash of greenery or simply need a secure area for general domestic use.



PINEWOOD



Lounge

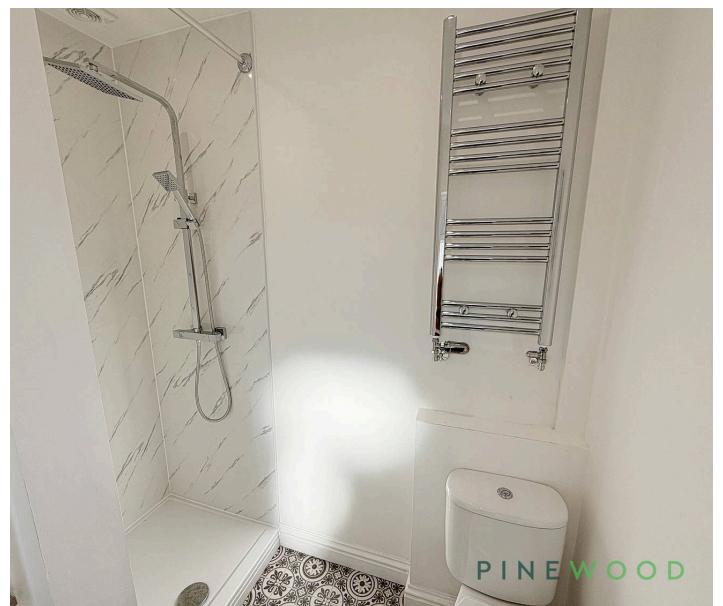
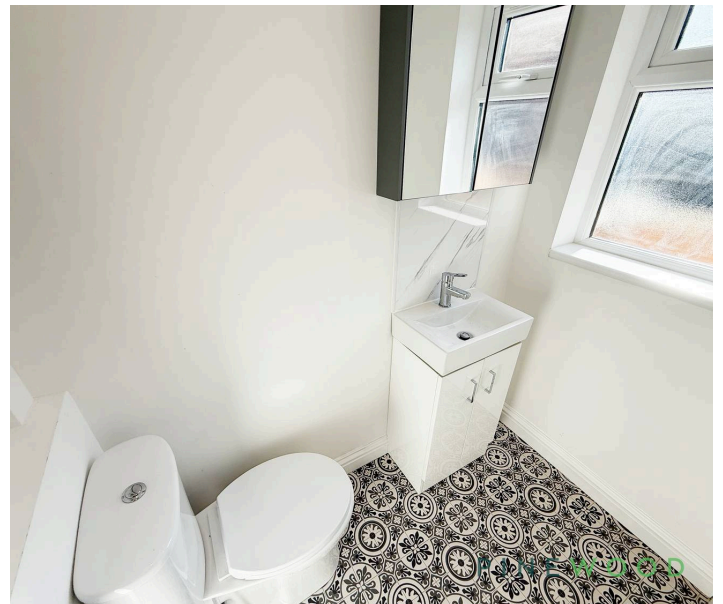
A welcoming and beautifully presented front reception room, featuring a newly fitted entrance door and UPVC double-glazed window allowing natural light to fill the space. The room benefits from freshly plastered and painted walls, a new central heating radiator, newly fitted carpet and replacement internal doors. Finished in a contemporary neutral style, this comfortable living area provides an ideal setting for relaxing and entertaining.

Dining Room

A spacious and versatile second reception room, ideally suited for use as a formal dining room or additional family living area. The room has been tastefully refurbished with freshly plastered and painted walls, a UPVC double-glazed window, new central heating radiator, newly fitted carpet and replacement internal doors. Useful understairs storage provides additional practicality, whilst an attractive open archway leads down into the newly fitted kitchen, creating a natural flow between the living and dining accommodation.

Kitchen

A stylish and newly fitted kitchen featuring an attractive range of Shaker-style wall and base units with coordinating drawer fronts, complemented by contrasting work surfaces and matching upstands. The kitchen incorporates a newly fitted electric hob with extractor hood above and an integrated oven. Provision has been made for a 50/50 fridge freezer, together with undercounter plumbing and space for an automatic washing machine. A new UPVC double-glazed window provides natural light and ventilation. The property also





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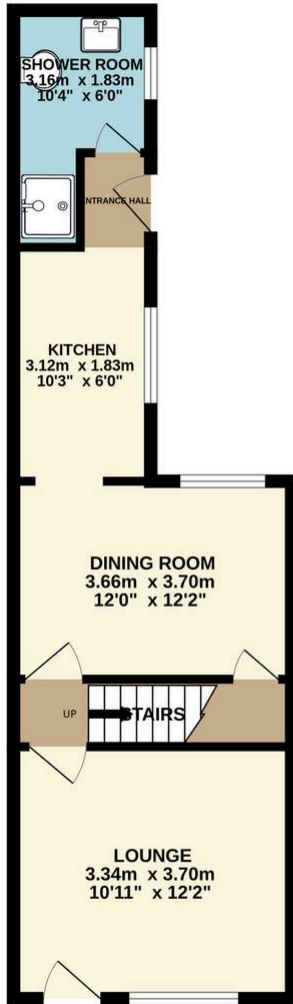
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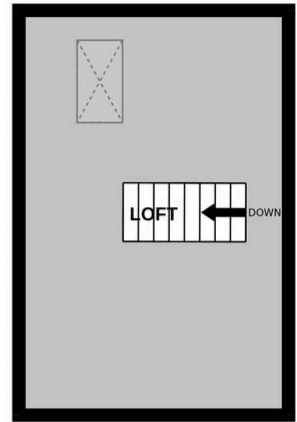
GROUND FLOOR



1ST FLOOR



ATTIC ROOM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

