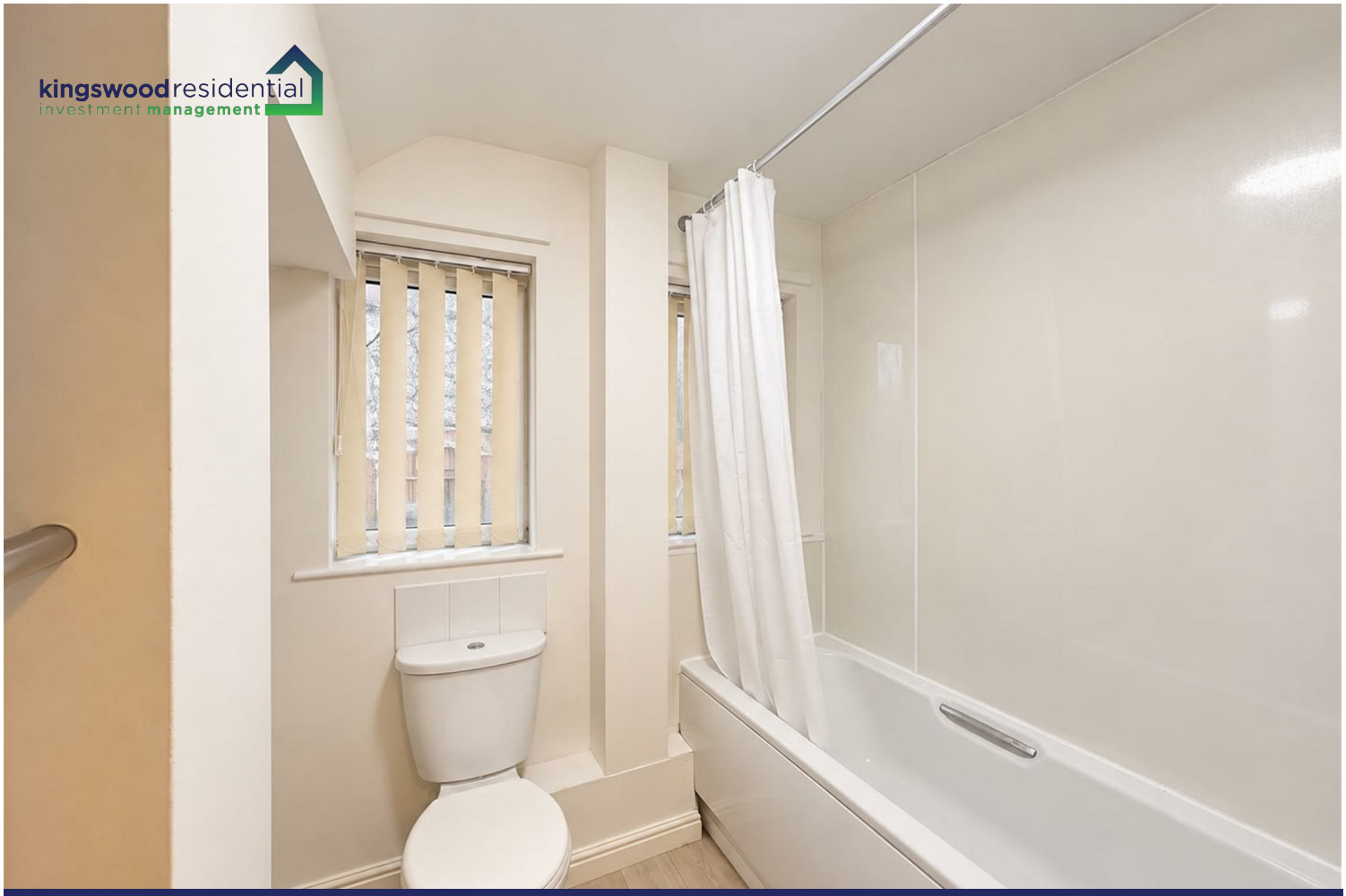


14 STANLEY ROAD
MANSFIELD

£680 Per

This well-presented two-bedroom ground-floor maisonette benefits from an enclosed rear garden and private parking to the rear. Situated in a highly desirable location just off the A60 Nottingham Road, the property is ideally positioned within close proximity to a range of supermarkets, local shops, restaurants and other amenities.





• Two bedroom ground-floor maisonette • Rear parking available • Own private entrance • Neutral décor throughout • Bathroom with shower over bath

Kitchen
The kitchen is fitted with a range of cream wall and base units, light worktops, tiled splashbacks and a stainless-steel sink. Free standing electric cooker, plumbing space for your own washing machine and under-counter fridge/freezer.

Lounge
A spacious lounge featuring neutral décor, and light brown fitted carpet. The room benefits from sliding patio doors providing plenty of natural light and access to the rear courtyard.

Bedroom 1 (rear)
A good-sized double bedroom featuring neutral décor, fitted carpet and a window providing plenty of natural light. There is ample space for a wardrobe and bedroom furniture.

Bathroom
The bathroom comprises a white three-piece suite, including a panelled bath with shower over, WC and wash basin. The room is finished with neutral wall coverings, vinyl flooring and a window.

Bedroom 2 (front)
Bedroom two is a single room ideal for use as a home office, study or small single bedroom. Neutral decor throughout.

Rear courtyard
Enclosed rear courtyard featuring a paved seating area, gravel borders and timber fencing. Access via the patio doors from the lounge or via the side of the property.

Material information
Electricity supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via 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 = Flooding from reservoirs is 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 £156.00. Tenancy deposit, equivalent to 5 weeks rent, being £785.00. 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.



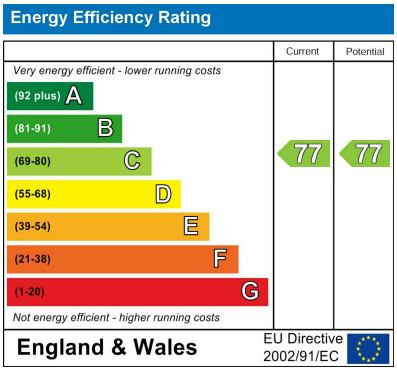


• Gas central heating • Convenient location just off the A60 Nottingham Road, close to supermarkets, shops and restaurants • Double glazing • Spacious lounge with patio doors • EPC Rating = C









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

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