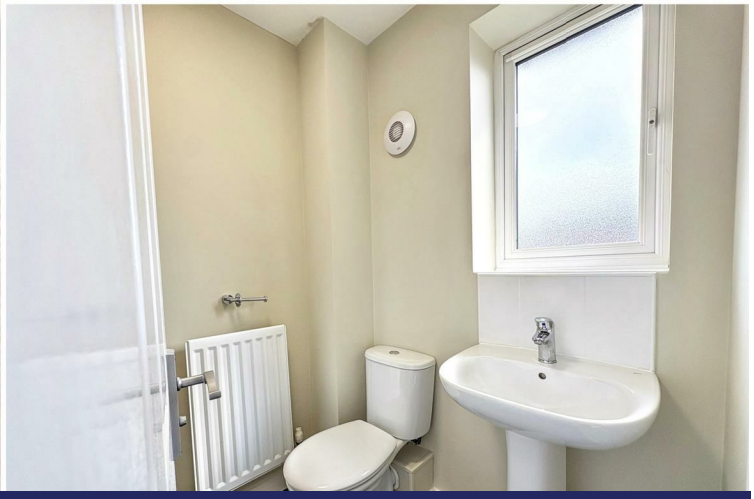


34 BLACKSHALE ROAD MANSFIELD

£975 Per

A 3 bedroom unfurnished semi-detached house situated within Mansfield Woodhouse, which has just benefited from brand new carpets and includes a driveway for up to 2 cars!

• Brand new carpets • Downstairs WC • Separate lounge and space in kitchen for a dining table • Spacious turfed rear garden

Hallway and downstairs WC
Small entrance hallway with downstairs WC - stairs are accessed via the living room.

Living area
Separate living room, with an interior hallway connecting the Kitchen Dining room and staircase.

Kitchen Dining room
Kitchen to include fitted units, oven, hob, extractor fan and sink. There's also space and plumbing for a washing machine.

Master bedroom with en-suite shower room
Double master bedroom with a double fitted wardrobe and an en-suite shower room, to include a shower, WC and sink.

2nd bedroom
Further double bedroom.

3rd bedroom
Single bedroom - standard UK single bed is 1.90 × 0.90m and would fit along the right-hand wall.

Location
The property is situated within close reach of Mansfield town centre, which offers a large selection of amenities. Other amenities nearby include a gym, shops, schools and supermarkets. Mansfield Woodhouse train station is also within walking distance

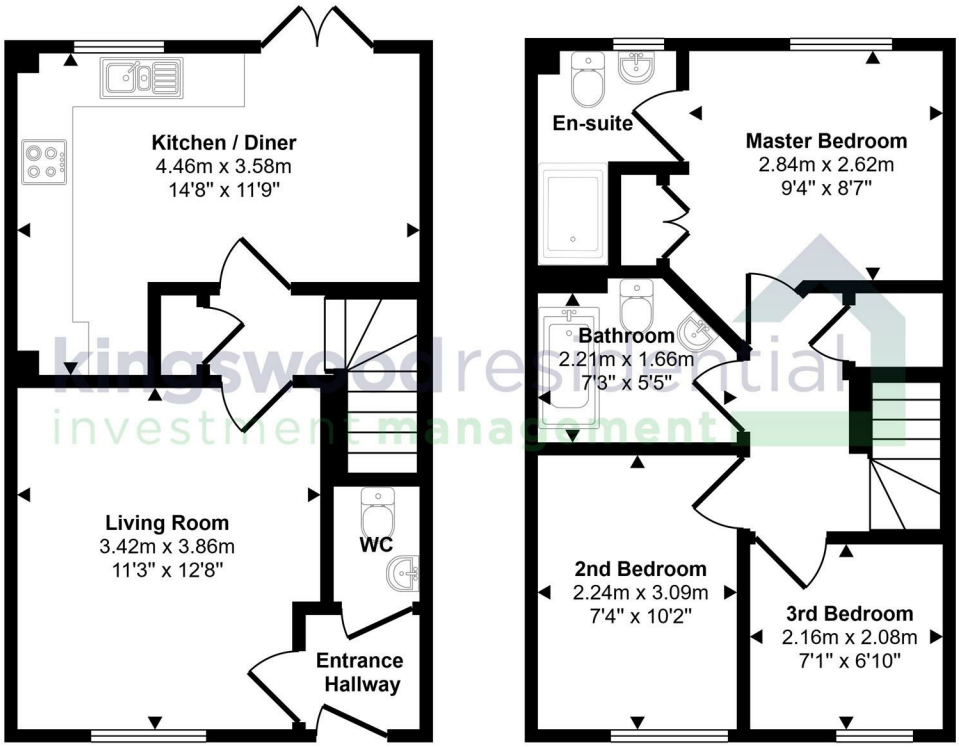
Material information
Electricity supply: Mains connection.
Water and sewerage status: Mains connection with a water meter
Heating and hot water status: Gas central heating
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Very Low.
River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.
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 £225.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,125.00 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.

• Master bedroom with fitted wardrobe and en-suite shower room • Driveway for two cars • Close to schools and amenties • Short walk to Mansfield Woodhouse train station • Council tax band = B • EPC Rating = C

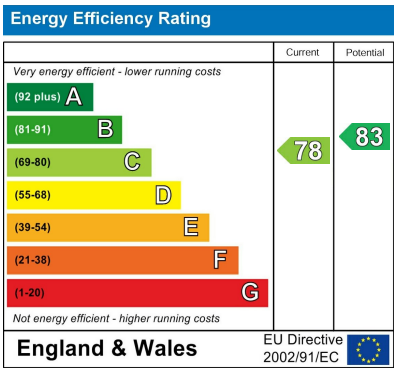
Approx Gross Internal Area
69 sq m / 744 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 35 sq m / 376 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: B

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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