



£825 Per Month

15 WELBECK STREET | | MANSFIELD | NG18 1TQ

**BuckleyBrown**  
ESTATE AGENTS

THE ONE FOR YOU...Situated in a convenient and popular residential location close to Mansfield town centre, this well-presented three-bedroom mid-terrace property offers spacious and practical accommodation, ideal for families or working professionals.

The property briefly comprises a welcoming entrance hallway leading to a generous lounge with ample natural light, creating a bright and comfortable living space. To the rear is a fitted kitchen with a good range of wall and base units, offering plenty of storage and worktop space. The family bathroom is fitted with a three-piece suite including bath with shower over, wash basin and WC with access to the rear of the property.

Upstairs, the property features three well-proportioned bedrooms, including two doubles and a single room which would be ideal as a child's bedroom, guest room or home office.

Externally, the property benefits from an enclosed rear yard and the added advantage of an allocated parking space to the rear — a valuable feature in this central location.

Welbeck Street is ideally positioned within walking distance of Mansfield town centre, local shops, schools, and amenities, with excellent transport links nearby including bus routes and access to the A38 and M1.

Early viewing is highly recommended to appreciate the accommodation on offer.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		85
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		66
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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NG18 1TQ



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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