

1 TITCHFIELD STREET
MANSFIELD

£425 Per

A well presented double room with en-suite is available within a house share (HMO) conveniently located near Mansfield town centre. Inclusive of electric, water/sewerage, council tax, Virgin internet and communal areas cleaner. There is on street parking.





• A double room to rent within a house share • Private En-suite • All bills included within rent • Virgin internet included

Room 3
Re-decorated fully furnished room includes brand new furniture: small double mattress, small double bed, wardrobe, chest of drawers, and bedside table. Private en-suite shower room.

Communal Kitchen/lounge
Comfortable shared lounge with sofa and dining table

Kitchen: Fully equipped with 2 ovens, 2 hobs, fridge, freezer, microwave, kettle, toaster, and coffee machine

Communal utility
Washing machine and tumble dryer available (£1 per use, optional)

Exterior
Rear communal garden
Secure outbuilding for bicycle storage

Additional information
Inclusive of electric, water/sewerage, council tax, Virgin internet and communal areas cleaner. There is on street parking. UPVC double glazing. X6 rooms in total, all with own en-suite. Single occupant only per room.

Material information about the property:
-Located just 1 mile out of Mansfield town centre.
- EPC Rating: D (bills included in rent)
- Council Tax Band: A (Mansfield District Council, although included in rent)
- Electricity supply: mains connection.
- Gas supply: Mains connection. Gas central heating via a brand new boiler
- Water and sewerage status: mains connection.
- Broadband and mobile phone coverage: see checker.ofcom.org.uk.
- Coalmine status: located on a coalmine.
-Any planning permission in the area: see mansfield.gov.uk/planning



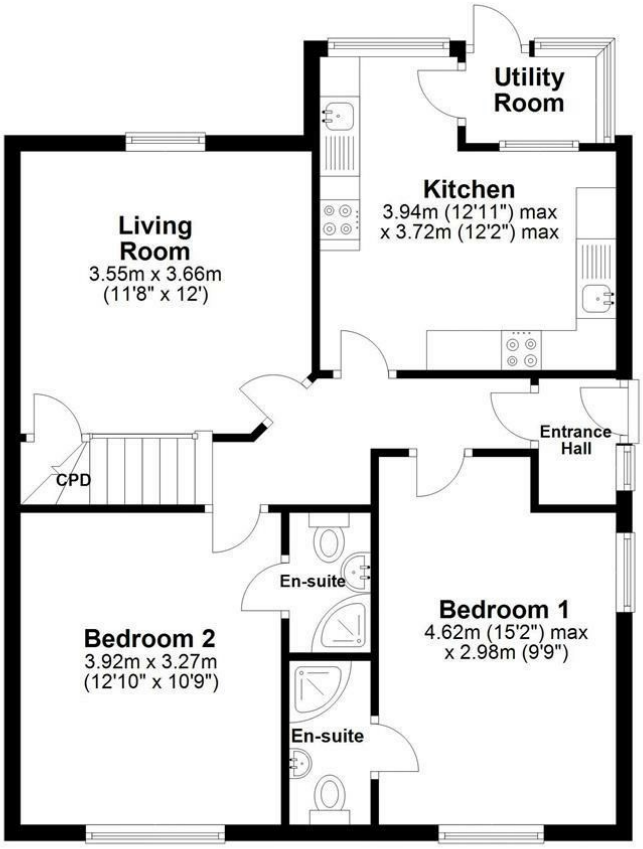


• Shared lounge and kitchen • Rear garden • On street parking • Close to Mansfield town centre • Nearby shops and supermarkets • Communal utility area

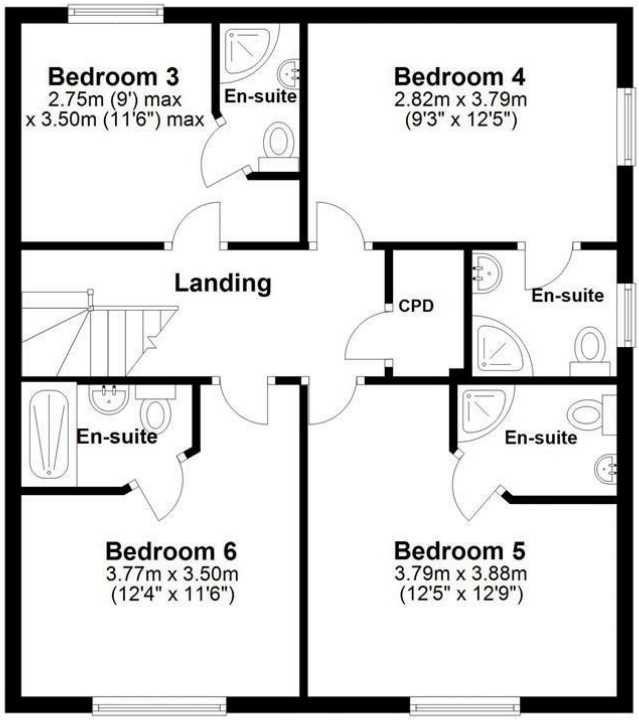




Ground Floor
Approx. 67.3 sq. metres (724.6 sq. feet)



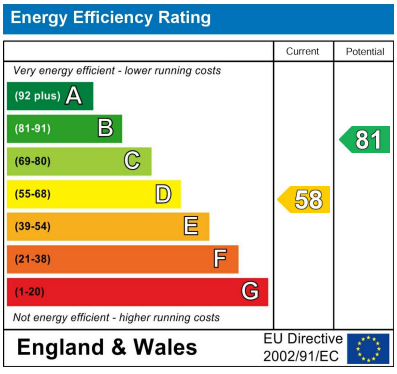
First Floor
Approx. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 130.5 sq. metres (1404.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.





EPC Rating: D 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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