



8 WHINNEY BANK MANSFIELD

£800 PCM

This well modernised three-bedroom traditional semi-detached house is perfectly situated in a popular residential area, just a short walk from the high street, supermarket, and local school.



- Front and rear gardens • Driveway • Spacious kitchen / diner • Gas central heating and double glazing throughout

Lounge

Upon entering the property, you are greeted by a welcoming entrance hall, leading to the lounge on the right-hand side. This spacious room features a modern grey carpet and provides ample space for comfortable living. There is an electric fire with a black marble-effect hearth. The bay window allows plenty of natural light to flood the room. The walls and ceiling are finished in crisp white, creating a bright and contemporary feel throughout.

Kitchen

To the rear of the property is a spacious fitted kitchen, featuring a range of oak-effect wall and base units providing great storage. There is under-counter space for both a fridge and washing machine, along with a fitted single oven, electric hob, and a chrome extractor fan. An understairs pantry with shelving offers additional storage convenience. The kitchen is finished with cream marble-effect tiled splashbacks and ceiling spotlights. A white composite UPVC door provides access to the rear garden area.

Stairs / Landing

Stairs / landing fitted with a continuation of the fitted lounge carpet on the stairs and landing. The entrance floor has newly fitted black matwell carpet.

Bathroom

Straight ahead is the family bathroom, fitted with a white three-piece suite comprising a panelled bath with grab handles, a chrome-effect thermostatic shower, a white pedestal wash hand basin with chrome taps, and a low-level WC with a black seat and lid. A large frosted double-glazed window provides natural light while maintaining privacy.

Bedroom 1 front

Spacious double bedroom, featuring a fitted wardrobe and modern grey fitted carpet. Ample space for additional furniture, neutral décor, providing a comfortable and relaxing atmosphere.

Bedroom 2 rear

The second double bedroom also has a fitted wardrobe and grey fitted carpet.

Bedroom 3 front

Bedroom three is a well-proportioned single room featuring the same modern grey fitted carpet for continuity throughout the home. It is ideal for use as a single bedroom, or home office/study, offering versatility to suit a variety of needs.

External

The property benefits from driveway parking suitable for one car, along with both front and rear garden areas. The rear garden features a patio area, two outhouses, and steps leading up to a raised, turfed section. There is also side access linking the rear garden to the front of the property for added convenience.

Access to this property is via an unadopted road. This means the road is privately owned and not maintained by the local authority.

Additional information

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 £184.00. Tenancy deposit, equivalent to 5 weeks rent, being £923. First months rent in advance.

Kingswood Residential Investment Management are residential



- Two garden outhouses for storage • Close to schools and Mansfield town centre • Council tax band = A • EPC Rating = D

lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

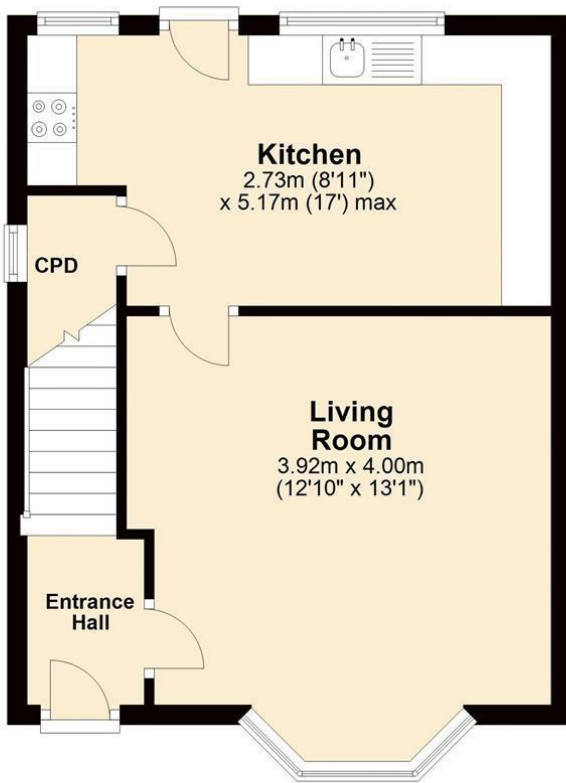
Material information

- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection.
- 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 and reservoirs = Unlikely.
- Coal mining area location: located on a coalmine
- Any planning permission in the area: see mansfield.gov.uk/planning



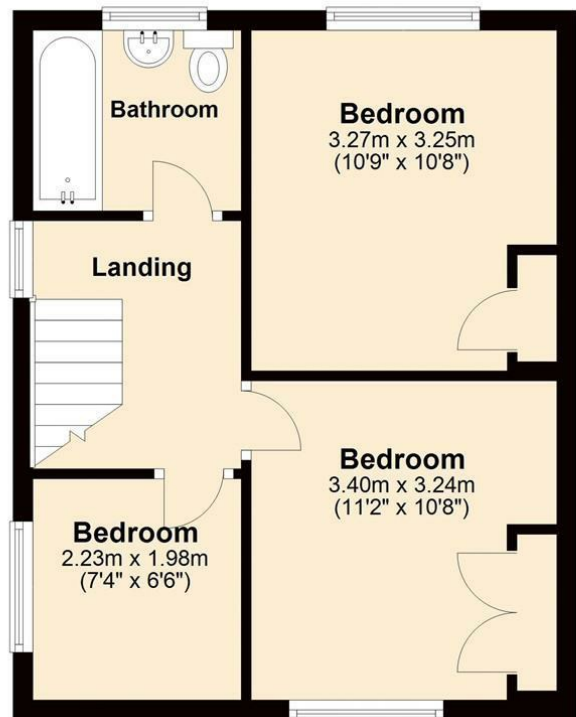
Ground Floor

Approx. 34.5 sq. metres (371.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 70.9 sq. metres (762.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management