



£875 Per Month

7 THIRD AVENUE | FOREST TOWN | MANSFIELD | NG19 0BQ

BuckleyBrown
ESTATE AGENTS

MODERN AND SPACIOUS!!.. Welcoming to the market this fantastic rental opportunity! Standing proud in the sought-after residential area of Forest Town and nearby to an excellent range of shops and amenities, including parks, schools, takeaways and a post office all within walking distance! Well-presented and bright throughout, this is the perfect find for growing families. Let's head inside..

The ground floor welcomes you to two excellent reception rooms, the first of which makes a lovely living room with sliding doors that lead out to the rear garden. A fantastic space to both relax and entertain guests! The second reception room lends itself well as a second lounge or dining room where you can enjoy family meals. The kitchen is equally impressive, boasting a contemporary range of units to utilise, along with space for all essential appliances, and access to a spacious store. There's also a door that leads out to the rear patio for convenience.

The first floor hosts three cosy bedrooms, each of which offer lots of space for furnishings and homely touches. The family shower room can also be found just off the landing and comprises of a modern three-piece suite.

The outside space has been perfectly designed for low-maintenance, featuring a patio garden with veranda where you can enjoy alfresco dining or summer BBQs. The front of the property also benefits from private driveway allowing space for handy off-road parking.





Lounge 10'7" x 15'5"

With laminate flooring, central heating radiator and sliding doors leading out to the rear patio.

Living Room/Diner 11'5" x 12'9"

With laminate flooring, central heating radiator and window to the front elevation.

Kitchen 7'3" x 9'5"

Complete with a range of modern high gloss units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, tiled splashbacks, freestanding oven with hob, space and plumbing for a washing machine, central heating radiator and open access into a spacious store.

Landing

With carpeted flooring and access into;



Bedroom One 9'4" x 16'1"

With carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Two 9'10" x 11'5"

With carpeted flooring, central heating radiator and window to the front elevation.

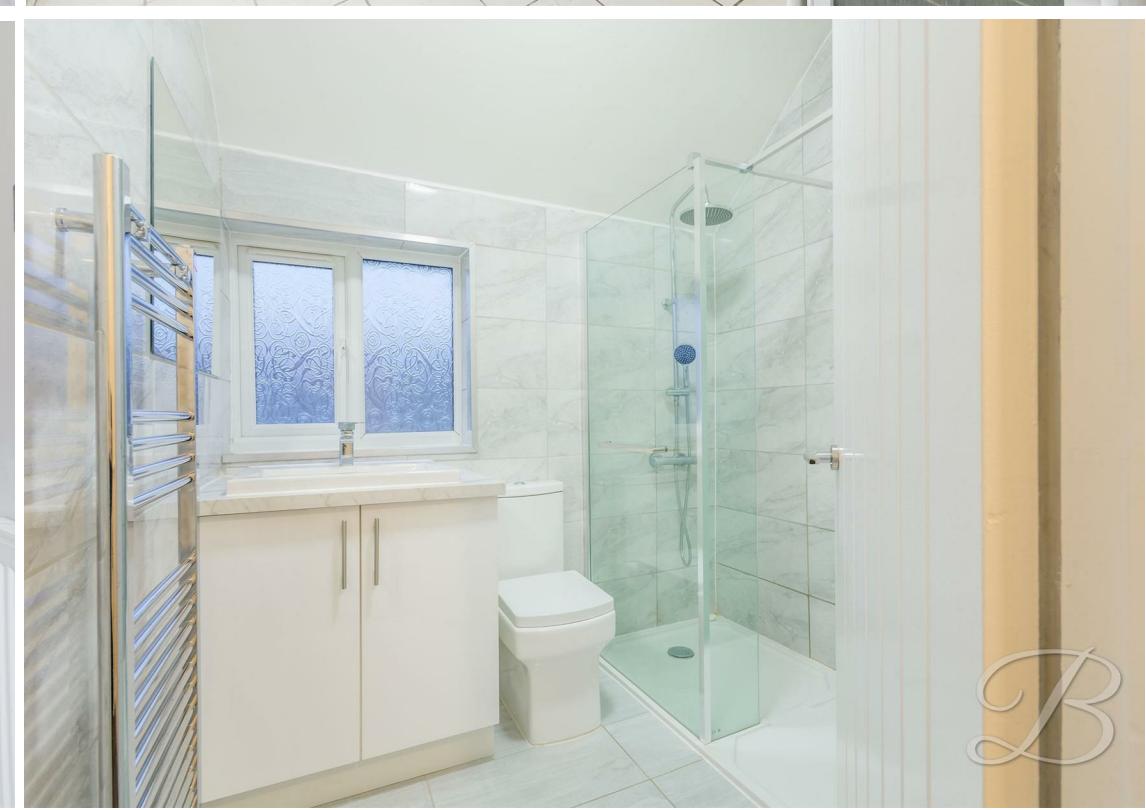
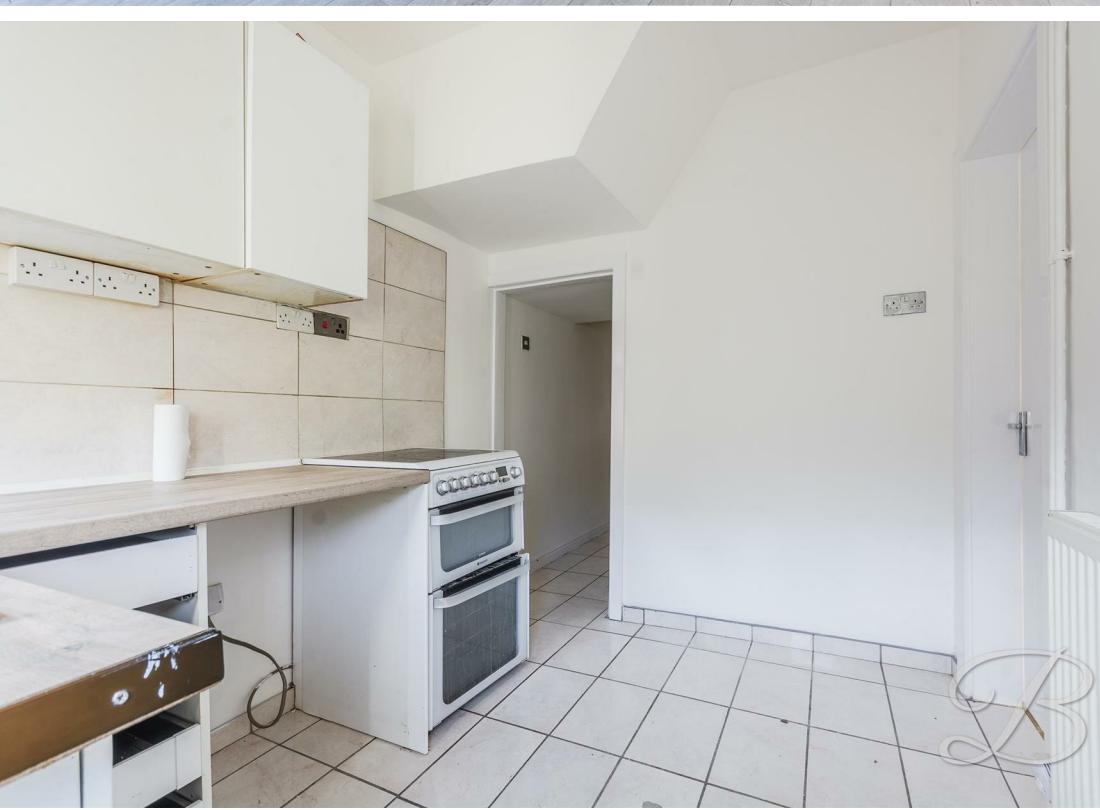
Bedroom Three 9'5" x 11'0"

With carpeted flooring, central heating radiator and window to the rear elevation.

Shower Room 6'7" x 7'2"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, chrome heated towel rail, storage cupboard, full-height tiling and opaque window to the front elevation.

Outside





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 given on the total square footage of the property if quoted on this plan.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-80) B		
(69-60) C		71
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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