



£850 Per Month

13 CARLTON STREET | | MANSFIELD | NG18 2BG

**BuckleyBrown**  
ESTATE AGENTS

WHAT A GEM!... Located in a convenient location with a range of local amenities and good access routes into the town centre sits this two double bedroom, mid-terraced home which is perfect for any first time renter looking for that something special! As soon as you step inside you will enjoy how well it has been presented by the landlord. So what are you waiting for, don't just take our word for it? Come on in...

The front door opens into a spacious living room where you will instantly feel at home. There is a feature fireplace that provides the perfect focal point and instantly sets the scene for cosy evenings after a long days work. Leading off from here is a fantastic kitchen which offers a good amount of space and has been wonderfully presented with a comprehensive range of attractive units and there is a door leading outside for added convenience. A lovely bathroom fitted with a suite in white completes the ground floor accommodation. Impressed? Let's take a sneaky peak upstairs!

On the first floor you will find two wonderfully presented bedrooms, both of which have a huge amount of fitted storage space for added convenience. The outside complements this home very well with an easy to maintain front yard and to the rear you will be pleased to find a beautifully presented garden which benefits from being paved and leads up to the brick built outhouses. Ready to make this home your own? Call now to arrange a viewing!

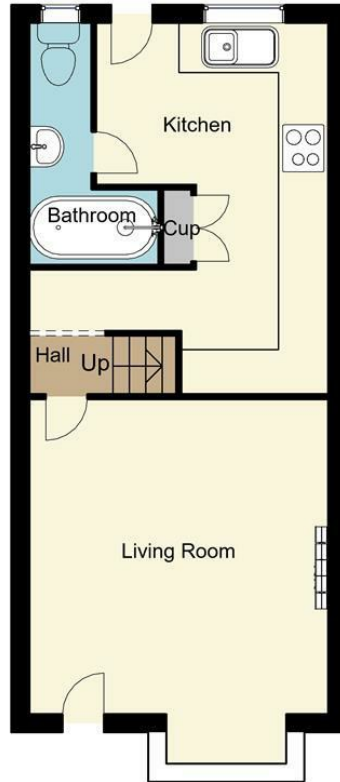
Council Tax Band - A



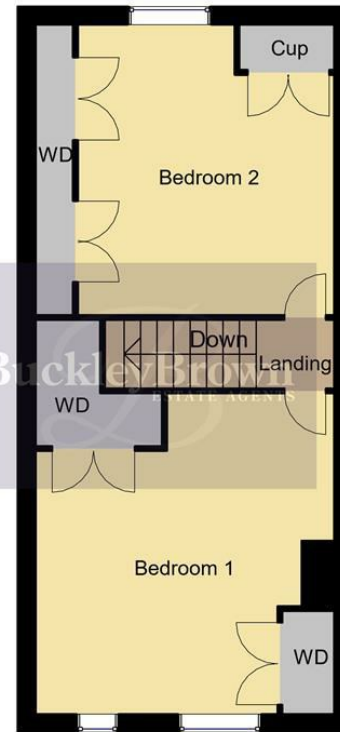




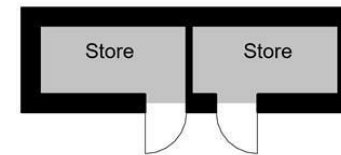
Ground Floor  
36 sq.m/385.45 sq.ft  
Approx.



First Floor  
36 sq.m/385.45 sq.ft  
Approx.



Outbuilding  
5 sq.m/55.50 sq.ft  
Approx.



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. Specially 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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**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			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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NOTTINGHAMSHIRE  
NG18 2BG



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