



£450 Per Month

16 WELBECK STREET | | MANSFIELD | NG18 1TG

BuckleyBrown
ESTATE AGENTS

ROOM AVAILABLE TO RENT!!

Located in the convenient position of Mansfield with excellent nearby shops and amenities, the property itself offers a homely and deceptively spacious interior.

The property has been well-presented throughout with modern fixtures and fittings that will impress upon detailed inspection. Boasting what we believe to be a practical and well-thought layout, there is a good sense of space throughout which will certainly be appreciated. The outside space will also impress and benefits from a low-maintenance, enclosed yard to make use of.

The ground floor features a homely lounge area with feature fireplace and French doors leading out to the rear garden, followed nicely by a contemporary kitchen with a range of units to utilise and space for all essential appliances.

Early viewing recommended!! Call our team today!





Entrance Hall

With central heating radiator and access into;

Lounge 12'0" x 15'2"

With fitted carpets, central heating radiator, feature fireplace, patio doors leading out to the rear garden and open access into;

Kitchen 5'6" x 9'0"

Complete with a range of matching units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with stainless steel extractor fan above, space and plumbing for a washing machine and window to the rear elevation.

Bedroom Two 12'0" x 12'5"

With fitted carpets, central heating radiator and window to the front elevation.

Basement

With ample storage space.

Landing

With fitted carpets, storage cupboard, stairs leading up to an additional room and access into;

Bedroom Three 11'7" x 11'10"

With fitted carpets, storage cupboard, central heating radiator and two windows to the front elevation.

Bedroom Four 5'9" x 12'8"

With fitted carpets, central heating radiator and window to the rear elevation.



Bedroom One 11'7" x 17'0"

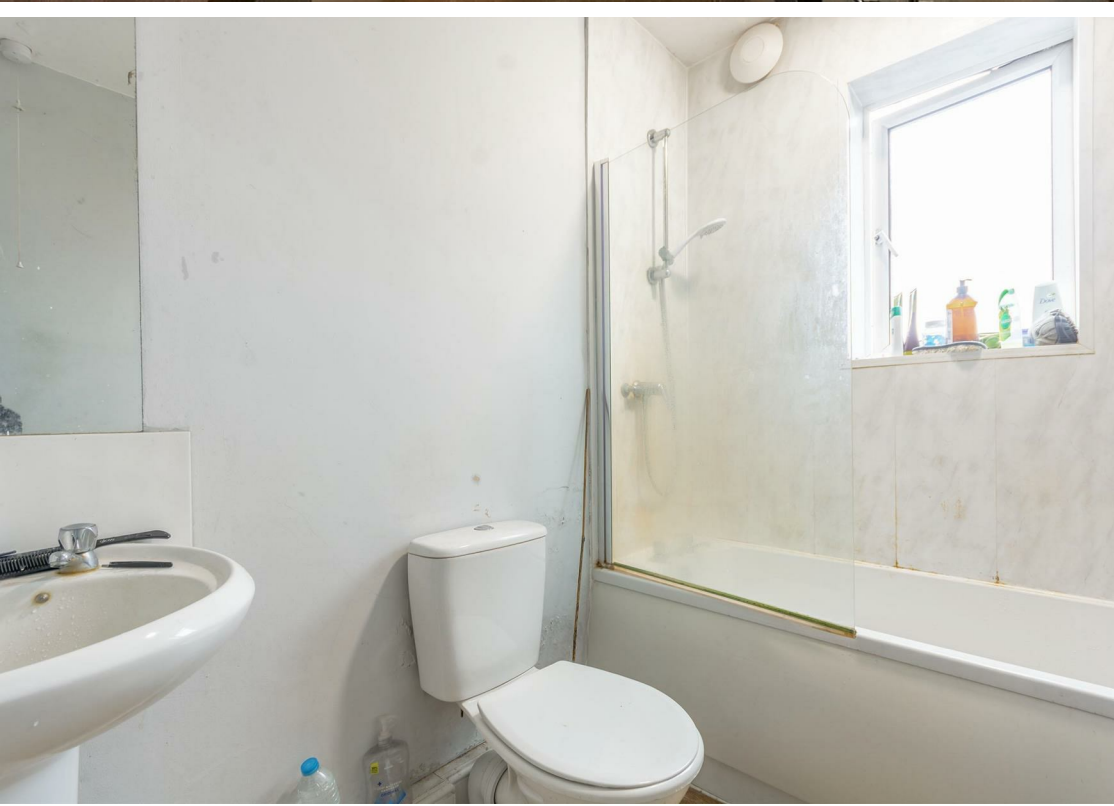
With central heating radiator and velux window.

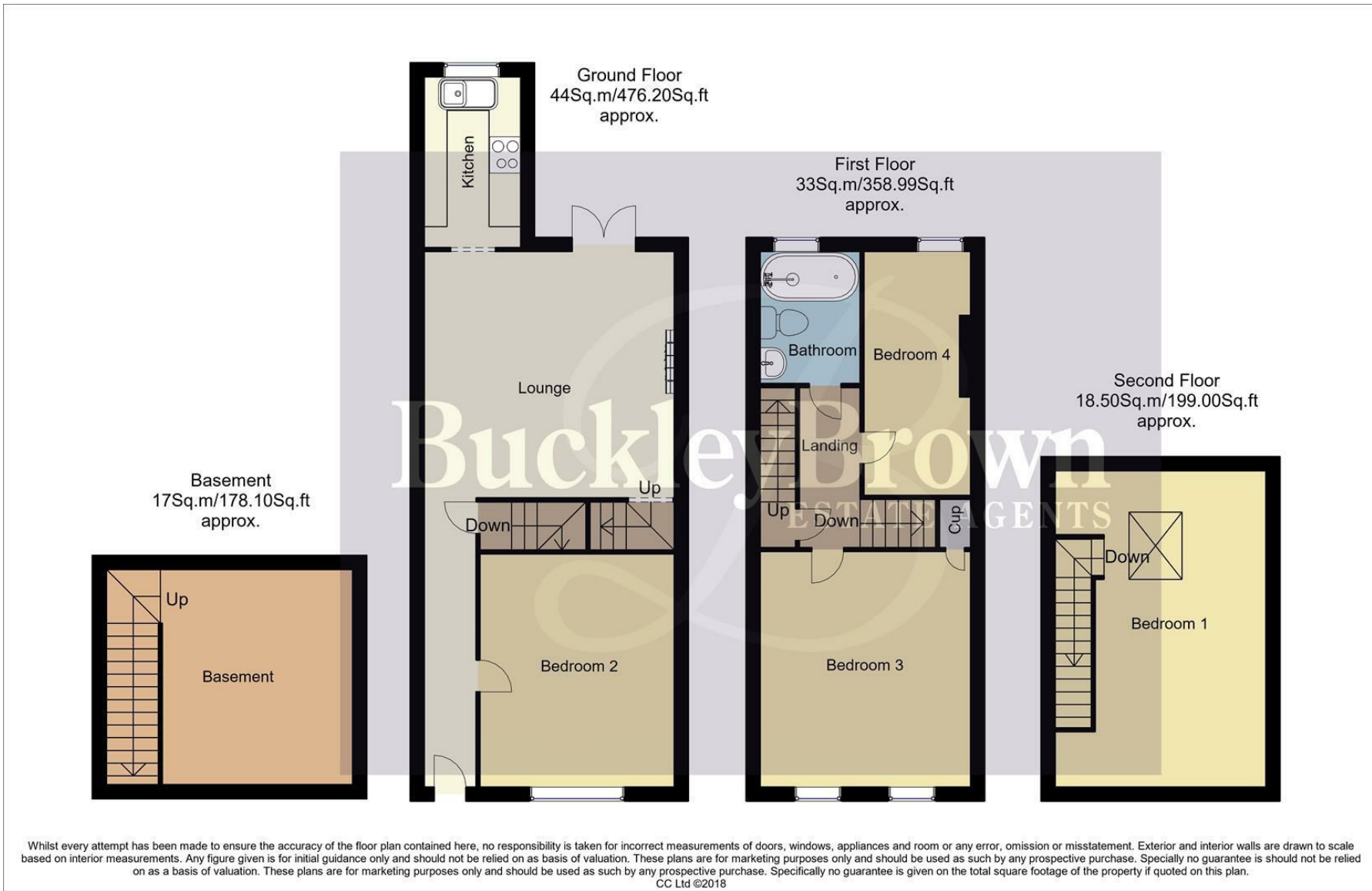
Bathroom 5'10" x 7'1"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin and opaque window to the rear elevation.

Outside

Featuring a low-maintenance and enclosed rear garden with paving and path leading through to the front.





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			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ROOM 4
16 WELBECK STREET
MANSFIELD
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NG18 1TG



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