



118 VALE ROAD MANSFIELD

£950 Per

Three-bedroom mid-terraced stone property located on Vale Road in the popular area of Mansfield Woodhouse. The property benefits from a front driveway providing off-street parking and a private rear garden. The property features a traditional stone frontage with uPVC windows and a modern front door. Internally, the property offers well-proportioned living accommodation across three floors, with three bedrooms, a comfortable living space, kitchen, downstairs WC, and family bathroom.



• Three bedrooms • Front driveway parking and rear garden • Traditional stone built property • Close to Pleasley Vale, a well-known local area offering scenic countryside walks

Lounge

Entrance is gained via the front of the property into a separate hallway, providing a practical space ideal for coats and shoes before entering the main living area.

The lounge is a well-proportioned room featuring laminate wood-effect flooring and light grey painted walls, creating a bright and modern feel. A chimney breast with white wooden mantelpiece provides an attractive focal point. Wall-mounted gas radiator and a fitted chrome curtain rail. This is a comfortable and generously sized living space suitable for a range of furniture layouts.

Kitchen / Dining room

The kitchen is modern and well presented, fitted with a stylish range of contemporary wall and base units in a neutral finish, complemented by wood-effect flooring throughout. Worktops provide ample preparation space, with a stainless steel sink positioned beneath the window, allowing for good natural light. Integrated electric oven with electric hob and extractor hood. White metro tile splashbacks. Space and plumbing for appliances Ceiling spot lighting.

Convenient access to the rear of the property via a side/rear door leading to the downstairs w/c and rear garden.

This kitchen offers a practical yet attractive space suitable for everyday cooking and dining needs.

Utility / downstairs w/c

A convenient ground floor WC, fitted with a modern low-level toilet and wash hand basin with chrome mixer tap. The room is finished with neutral décor and features patterned tiled flooring.

Bedroom 1

Bedroom One is a well-proportioned double bedroom, newly decorated and finished with grey fitted carpeting. The room benefits from a wall-mounted gas radiator and a fitted curtain rail, providing a comfortable and neutral space.

Bedroom 2

Bedroom Two is also a good-sized bedroom, newly decorated and finished with grey fitted carpeting. The room benefits from a wall-mounted gas radiator and a fitted curtain rail, offering a bright and neutral space suitable for bedroom furniture.

Bathroom

The main bathroom is modern and well finished, fitted with a white three-piece suite comprising a panelled bath with electric shower over and glass shower screen, low-level WC, and wash hand basin set within a vanity unit with chrome mixer tap.

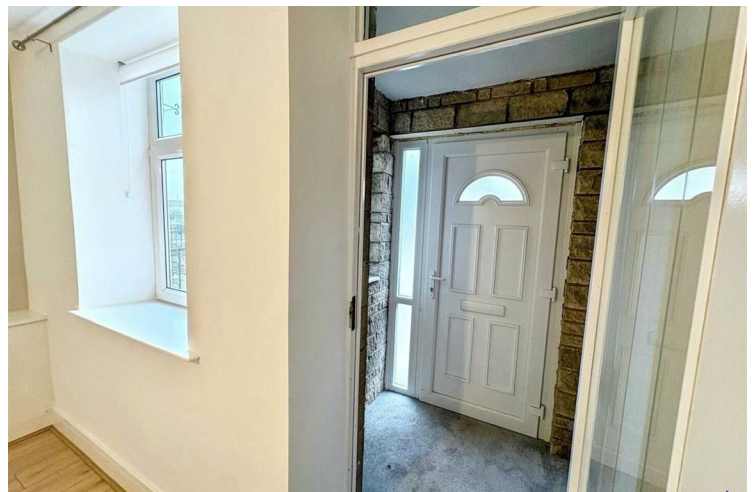
The room is fully tiled in a contemporary marble-effect finish, complemented by patterned tiled flooring. Additional features include a chrome heated towel rail, wall-mounted mirrored cabinet, and a window providing natural light and ventilation.

Bedroom 3 (attic)

The attic bedroom is a good-sized double room, newly decorated and finished with grey fitted carpeting and neutral painted walls, creating a bright and modern space. The room benefits from two Velux windows set into the ceiling, allowing for natural light, making this an ideal additional bedroom.

External

To the rear of the property is a private enclosed garden, featuring a paved patio area ideal for outdoor seating, leading onto a lawned garden. The garden is enclosed with fenced



- Easy access to Mansfield town centre and Mansfield Woodhouse High Street, with shops, supermarkets, cafés, and essential amenities • Council tax band: A • EPC Rating: D

boundaries, offering a good level of privacy, and provides a practical outdoor space suitable for relaxing, entertaining, or family use.

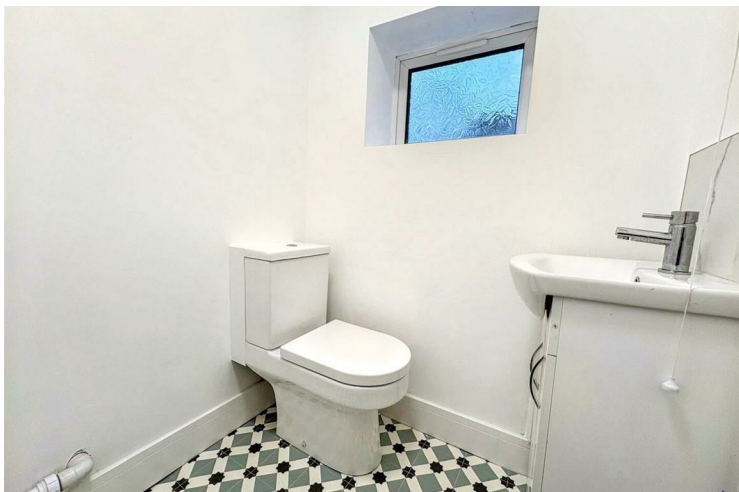
Additional information

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 £219.00. Tenancy deposit, equivalent to 5 weeks rent, being £1096.00 First months rent in advance.

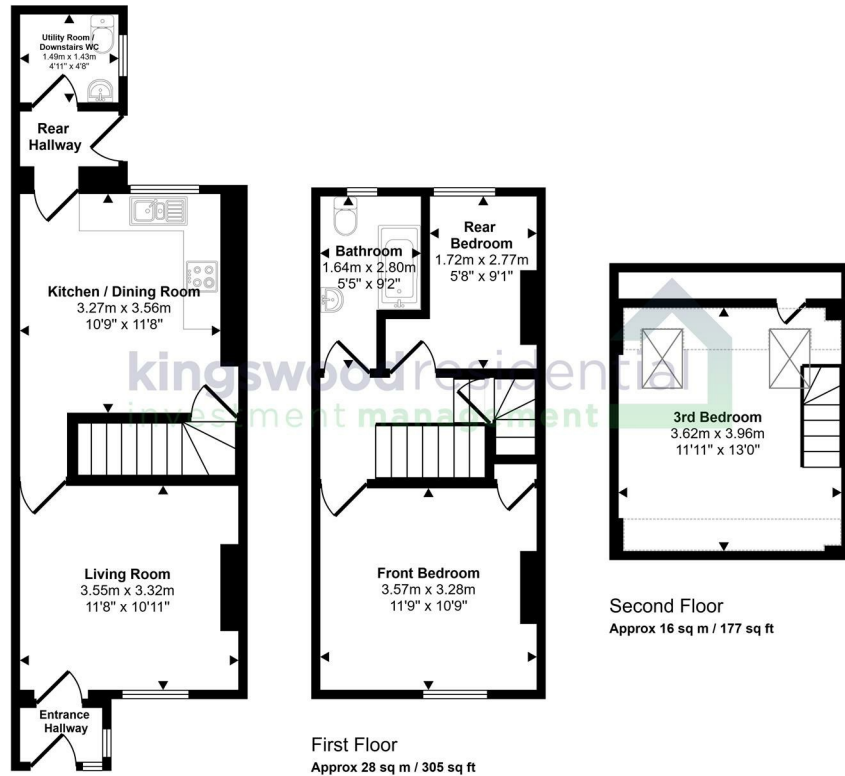
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

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 the coalfield.
- Any planning permission in the area:



Approx Gross Internal Area
79 sq m / 852 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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