



22 BAIRD AVENUE MANSFIELD

£1,250 Per

Spacious 3 bed detached property with a driveway, garage and large rear garden!

- Driveway for at least 2 cars
- Garage with power and lighting - rear garden can be accessed via the garage too.
- Entrance hallway with downstairs WC.
- Separate Lounge



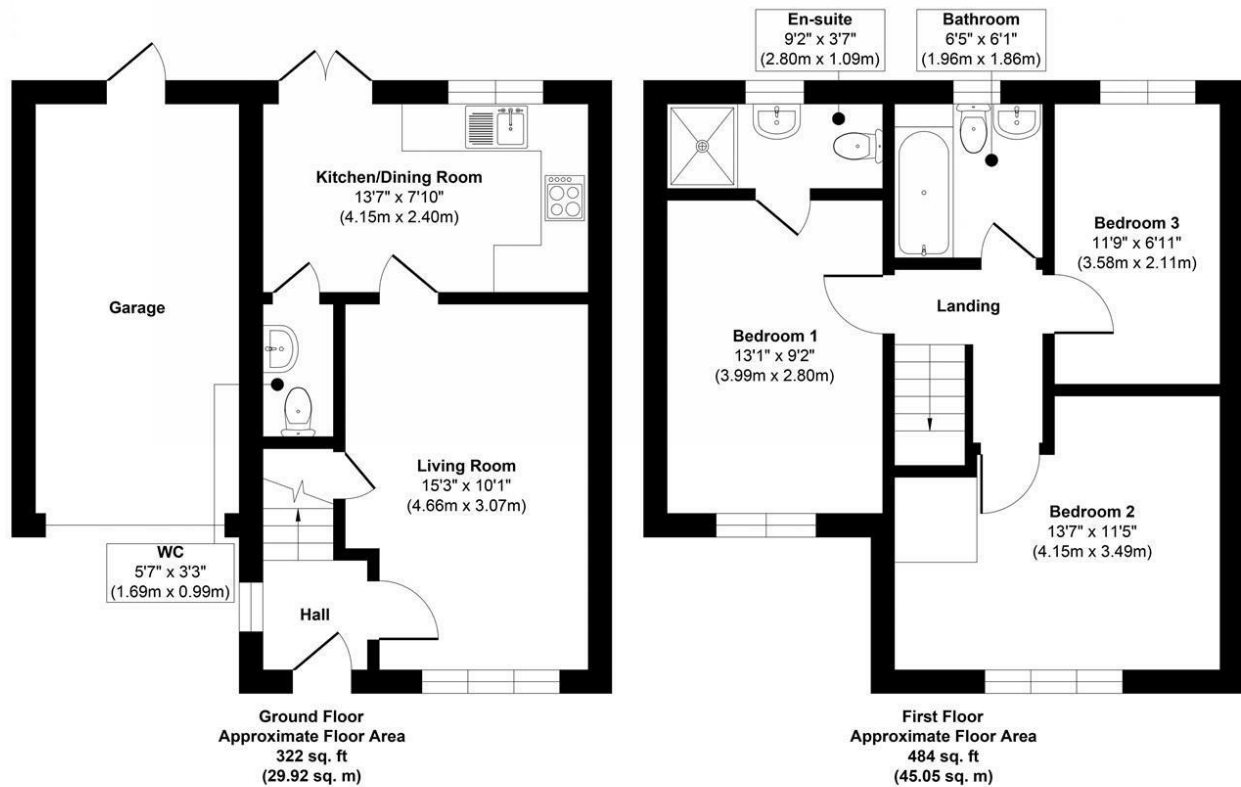
- Garage and driveway • Downstairs WC • Kitchen / dining room • Spacious rear garden • Curtain poles / blinds to be fitted



- Bedrooms all include integrated wardrobes • Close to local towns, schools and amenities • Within easy reach of Mansfield town centre • EPC Rating = B



22 Baird Avenue, Forest Town, NG19 0SF



Approx. Gross Internal Floor Area 806 sq. ft / 74.97 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: B Council Tax Band: B

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

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