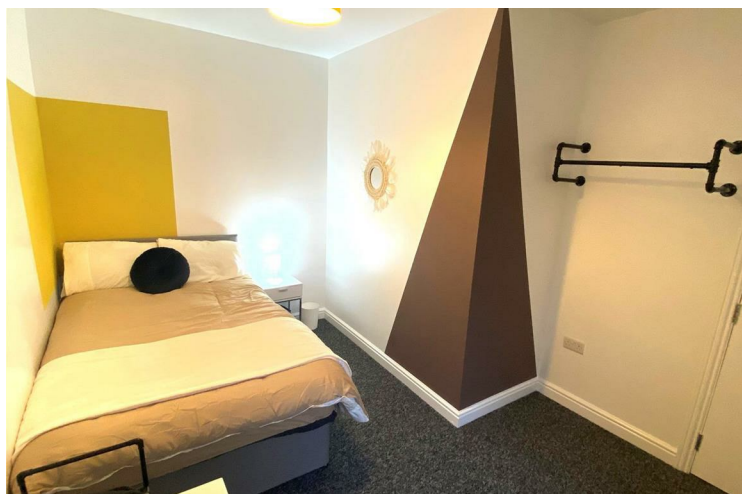




**ROOM 5 186 CHESTERFIELD ROAD  
SOUTH**

**£425 PCM**

A first floor front double bedroom fully furnished to rent within a house share. Property includes access to 2 shared shower rooms - inclusive of all bills, council tax and internet. (Room 5 - see floorplan)



- Double room for rent in a house share • Virgin WIFI included • Large shared kitchen • Communal rear garden

### Room 5

The room includes a small double bed and mattress, bed side table, chest of drawers, shoe rack and a coat hanger rail. Two shower rooms are shared located off the main landing, including a shower, toilet and sink. The house has Virgin Fibre broadband, fortnightly communal cleaner and all bills/council tax included.

### Communal Kitchen

The house offers a modern kitchen with 2 hobs, oven, grill, large fridge/freezer, second freezer, washer, breakfast bar with stools, Smart TV and ample cupboard/drawer space.

### Exterior

To the rear is a low maintenance garden, BBQ area and rear driveway providing off road parking for 2 cars on a first come, first serve basis.

### Relevant information

It has 6 rooms in total - please note that it's one single occupant allowed only per room. This property is double glazed throughout.

Access: first floor via staircase no lift

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk) (Internet included within the rent)

Flood Risk: Surface Water = Low. Rivers and Sea = Very Low.

Ground water =Unlikely. Reservoirs = Unlikely.

Planning permission: see [planning.mansfield.gov.uk/online-applications/](http://planning.mansfield.gov.uk/online-applications/)

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating. (Gas and Electric included within the rent)

Coal mining area location: located on the coalfield.

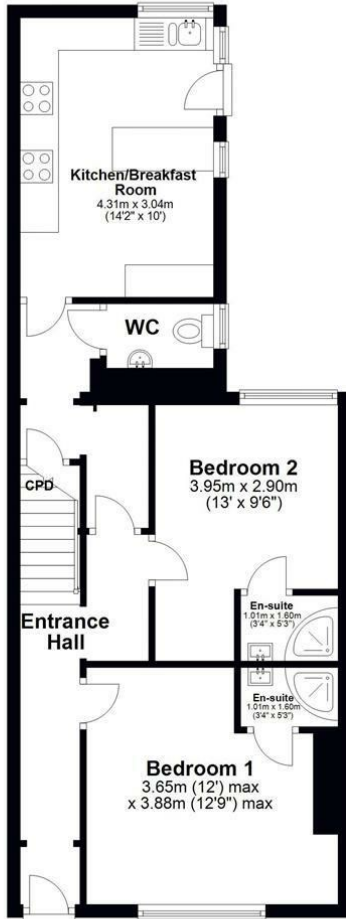
Council: Mansfield District Council



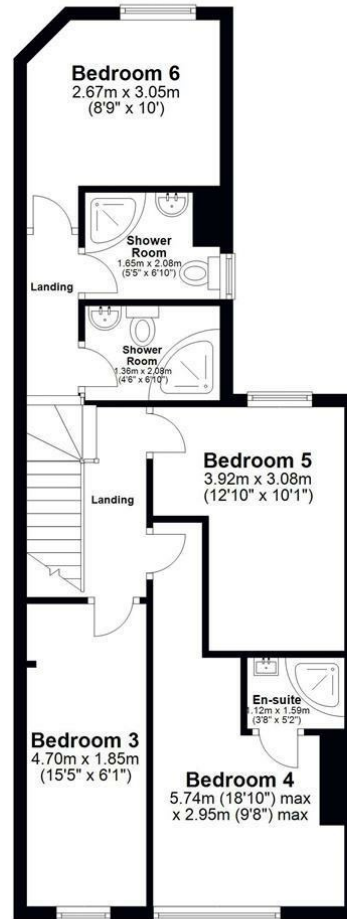
- All bills included • Off road driveway parking to rear • Communal fortnightly cleaning • Close to large Tesco Superstore • 1 mile out of Mansfield town centre



**Ground Floor**  
Approx. 56.3 sq. metres (606.2 sq. feet)



**First Floor**  
Approx. 55.5 sq. metres (597.7 sq. feet)



Total area: approx. 111.8 sq. metres (1203.8 sq. feet)

Kristine Princa  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC Rating: E    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

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