

38 SPENCER STREET

MANSFIELD

£800 Per

Modern two-bedroom terraced house conveniently located walking distance to Mansfield town centre.

The property comprises a bright and spacious lounge featuring modern wood-effect flooring and a feature fireplace. Leading into an open plan diner kitchen . The modern fitted kitchen benefits from a range of wall and base units, ample worktop space, an integrated oven, gas hob, extractor, fridge/freezer and space for a washing machine.

Stairs lead to the first floor, which comprises two good-sized double bedrooms The modern shower room features a spacious walk-in shower with grey marble-effect wall panels, a wash basin, WC and a heated towel rail.

To the rear is a good-sized, low-maintenance garden with useful outdoor storage.





• 2 Reception rooms • 2 Double Bedrooms • On Street Parking Available • Low Maintenance Rear Yard

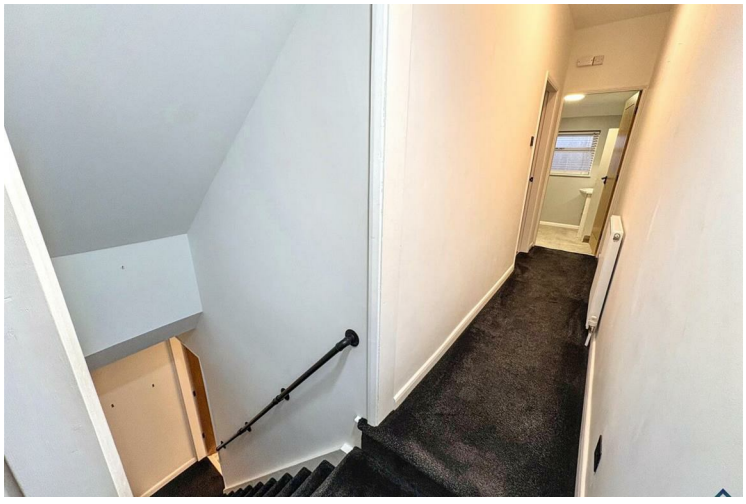
Material Information

Access: Internal stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
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 = This location is outside of a groundwater flood alert area
Flooding from reservoirs = Unlikely in this area.
Coal mining area location: located on the coalfield.
Council: Mansfield District Council
Any planning permission in the area: see planning.mansfield.gov.uk/online-applications/

Terms and Conditions

Costs to move into this property = £184 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £923. 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.



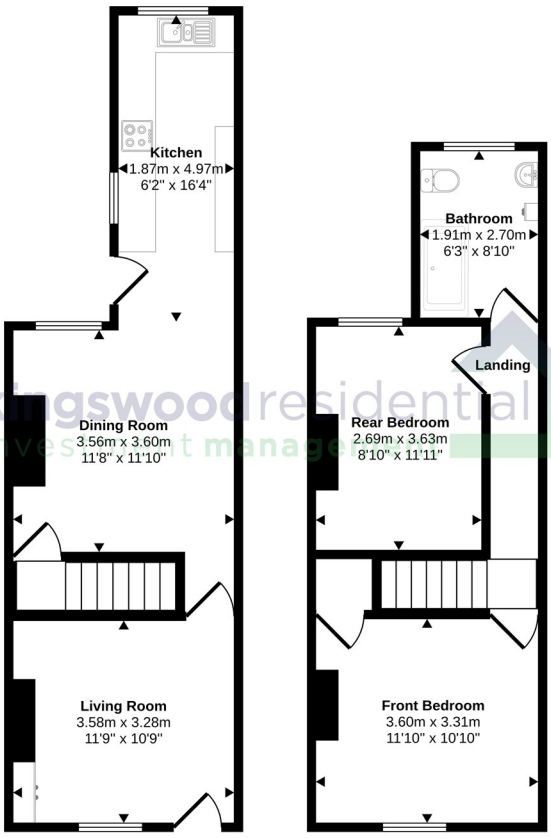


• Modern Bathroom • Integrated fridge/freezer • Gas Central Heating • Shops and Schools Nearby • Walking distance to Mansfield Railway Station • Council Tax Band A





Approx Gross Internal Area
73 sq m / 782 sq ft

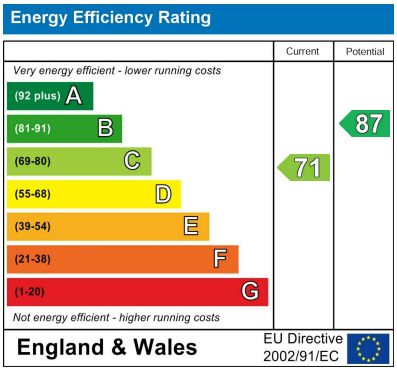


Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 34 sq m / 371 sq ft

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.





EPC Rating: C 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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