



14 HILLMOOR STREET MANSFIELD

£775 PCM

A spacious 2 bedroom end-terraced town house located down a private small row of 5 houses on a modern development. Further benefits include two allocated parking spaces and a convenient location with easy access to the A617, A38 and Junction 28 of the M1, while also being close to a range of nearby green spaces and walking routes.



• VIRTUAL TOUR AVAILABLE • x2 car parking spaces • Opposite open fields • Separate lounge and kitchen

Kitchen

Fitted with dark oak effect wall and base units, complemented by matching worktops and vinyl flooring. The kitchen includes a stainless steel sink, gas hob and matching splashback.

Living room

A bright and spacious reception room with light grey carpet, white walls and fitted vertical blinds. French doors lead out to the enclosed rear garden, allowing plenty of natural light.

Downstairs WC

Convenient ground floor cloakroom fitted with a toilet and pedestal sink, finished with dark oak effect vinyl flooring and white walls.

Front Bedroom

A good size double bedroom with grey carpet and white walls. A front-facing window provides plenty of natural light and enjoys an outlook towards the greenery opposite.

Bathroom

Modern family bathroom fitted with dark oak effect vinyl flooring, dark wall tiles and white walls. Comprising a bath with electric shower over, pedestal sink and toilet.

Rear Bedroom

A further well-proportioned bedroom with grey carpet, white walls and fitted white vertical blinds, overlooking the rear garden.

Exterior

To the front of the property there are two allocated parking spaces. To the rear is an enclosed garden with a small patio area and lawn.

Location

The property offers easy access to Junction 28 of the M1, making it a practical choice for commuters. The area is also well served by attractive outdoor space, including nearby Carr Bank Park and the Maun Valley Trail, together with Vicar Water Country Park and King's Mill Reservoir, all offering excellent opportunities to enjoy walks, greenery and open space close to home.

Relevant information

Electricity and 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 = 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 nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



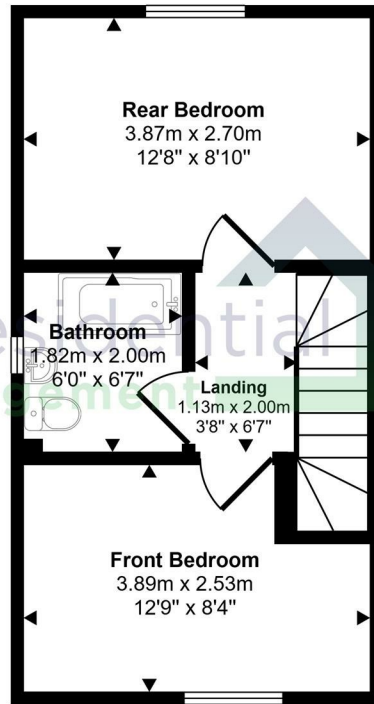
- Enclosed rear garden • 2 double bedrooms • Ground floor WC • Less than 3 miles from Mansfield town centre • Council tax band = A • EPC Rating = B



Approx Gross Internal Area
58 sq m / 626 sq ft



Ground Floor
Approx 29 sq m / 311 sq ft



First Floor
Approx 29 sq m / 315 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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: 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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