

3 Bed Detached In Jenford Street , Mansfield, NG18 5QX

£1,150 Monthly





## **SHORT DESCRIPTION**

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Property Ref: 11317 Council Tax:B A three-bedroom detached property. Recently refurbished to include full plastering, new kitchen and decor, private rear garden and driveway, and new modern bathroom. The property is Situated just off Sutton Road, has easy access to all major road links and is within 5 minute's walk to kings mill hospital, Supermarkets and other amenities Entrance Hall With laminate flooring, central heating radiator, internal doors leading to the kitchen and dining room and stairs leading to the first floor. Lounge 15'11" x 10'10" With a gas fire centrepiece with a tiled hearth and wooden surround, uPVC double-glazed window to the rear providing views to the garden, a central heating radiator, picture rail and coving to the ceiling. Dining Room 12'11" x 10'10" With a uPVC double-glazed bow window to the front elevation, electric fire centrepiece, coving to the ceiling and central heating radiator. Kitchen 17'2" x 5'7" Offering wall and base units with a roll edge work surface over housing a sink and drainer unit, four ring gas hob with extractor above, eye level oven, space and plumbing for a washing machine and tumble dryer, uPVC double glazed window and door to the side elevation, central heating radiator, wall mounted boiler and door to the lounge. Bedroom One 13'4" x 10'10" With a uPVC double-glazed bow window to the front elevation with a curved central heating radiator beneath and powerpoint. Bedroom Two 10'11" x 10'09" With a uPVC double-glazed window to the rear offering views to the garden and beyond, a central heating radiator and PowerPoint. Bedroom Three 7'04" x 5'08" With a uPVC double-glazed window to the front elevation, central heating radiator, laminate flooring and loft access. Bathroom A superb refurbished bathroom suite comprising of a low-level flush W.C., pedestal sink and panelled bath with complimentary tiling to the walls, uPVC double glazed window to the rear elevation, shaver point and central heating radiator. Front Garden Offering a driveway providing off-road parking and a lawned garden with gated access to the rear. Rear Garden Spacious garden offering a lawn and patio area and dug-out borders. There is hard standing providing space for a greenhouse and shed which stretches to the side of the property with gated access to the front and outhouse storage space...

**3**

**Bed Room(s)**

**1**

**Bath Room(s)**

**2**

**Living Room(s)**

## **FLOOR PLAN**

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 79.0 sq. m. (850 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Rules on letting this property

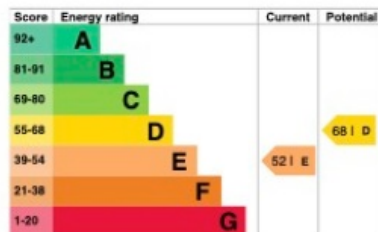
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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