



£795 Per Month

16 TALBOT STREET | | MANSFIELD | NG18 4AG

**BuckleyBrown**  
ESTATE AGENTS

HIDDEN GEM! This fabulous property is a real find! Located within the heart of Mansfield, this deceptively spacious two-bedroom property presents a fantastic internal layout, with three reception rooms to enjoy. You'll also find excellent shops and amenities practically on your doorstep! Sound good to you?! Let's take a look around...

Upon entry, you will first step into the front porch which leads you nicely into the living room. Here, you'll be presented with a real bright and welcoming space which has the added benefit of a storage cupboard for extra convenience. The feature fireplace is simply lovely, giving an element of warmth to the room which is perfect for relaxing in. Step on through to the dining room where you'll find an additional feature fireplace, providing you with the ideal ambience to enjoy sit down meals with friends and family. This space is of a great size, and could be utilised to your own advantage if desired. The cosy kitchen provides you with all of the space you need to cook up meals and also provides you with access to the third reception room. The kitchen has been recently upgraded and photos of this room will be available soon. Sliding doors to the rear garden allow ample natural light to flow through, making this a great reading spot.

Head on upstairs where you will find two well-sized bedrooms, both of which have been kept to a high standard throughout and have been decorated with neutral tones. You'll also find coving throughout the bedrooms and the rest of the house, adding a traditional, homely touch. Completing the first floor is the bathroom which comprises of a lovely panelled wall and three piece suite including a shower over the bath.

As you step outside, you'll find a low-maintenance, hard floor garden to the rear. This is a great spot to utilise as a seating area, where you can enjoy a BBQ when the sun comes out! You'll also find a storage shed for added convenience.

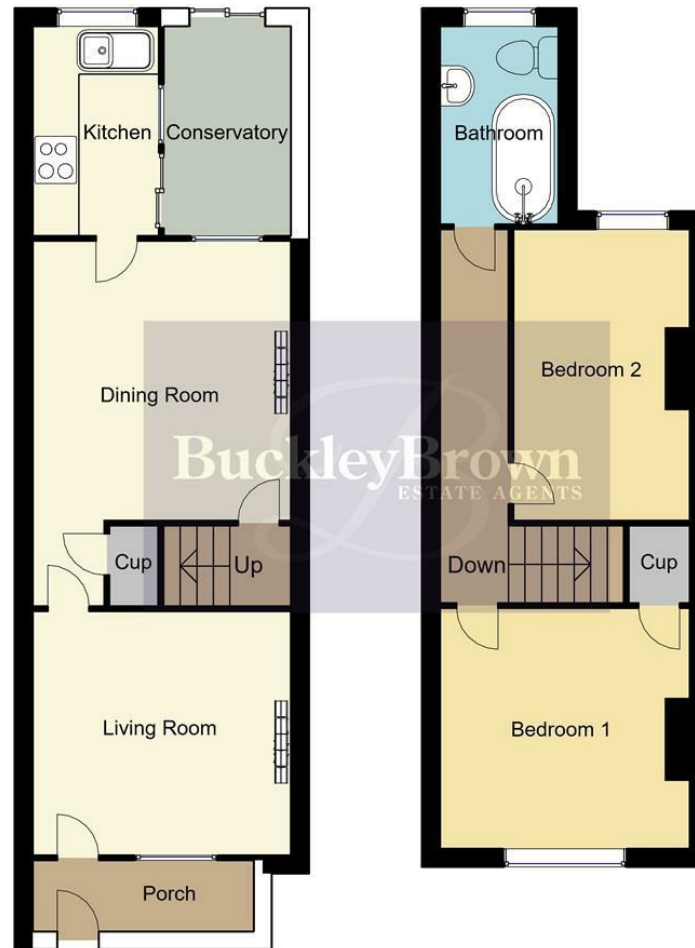






Ground Floor  
40 sq.m/434.00 sq.ft  
Approx.

First Floor  
32 sq.m/346.72 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

16 TALBOT STREET  
MANSFIELD  
NG18 4AG



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.