



**Byron Street,
Mansfield, Nottinghamshire, NG18 5NX**

 **NEWTON
FALLOWELL**

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Mansfield, Nottinghamshire, NG18
5NX
£750**

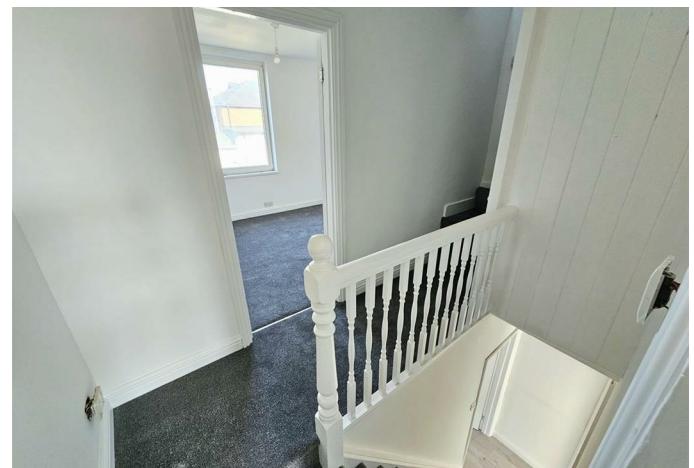
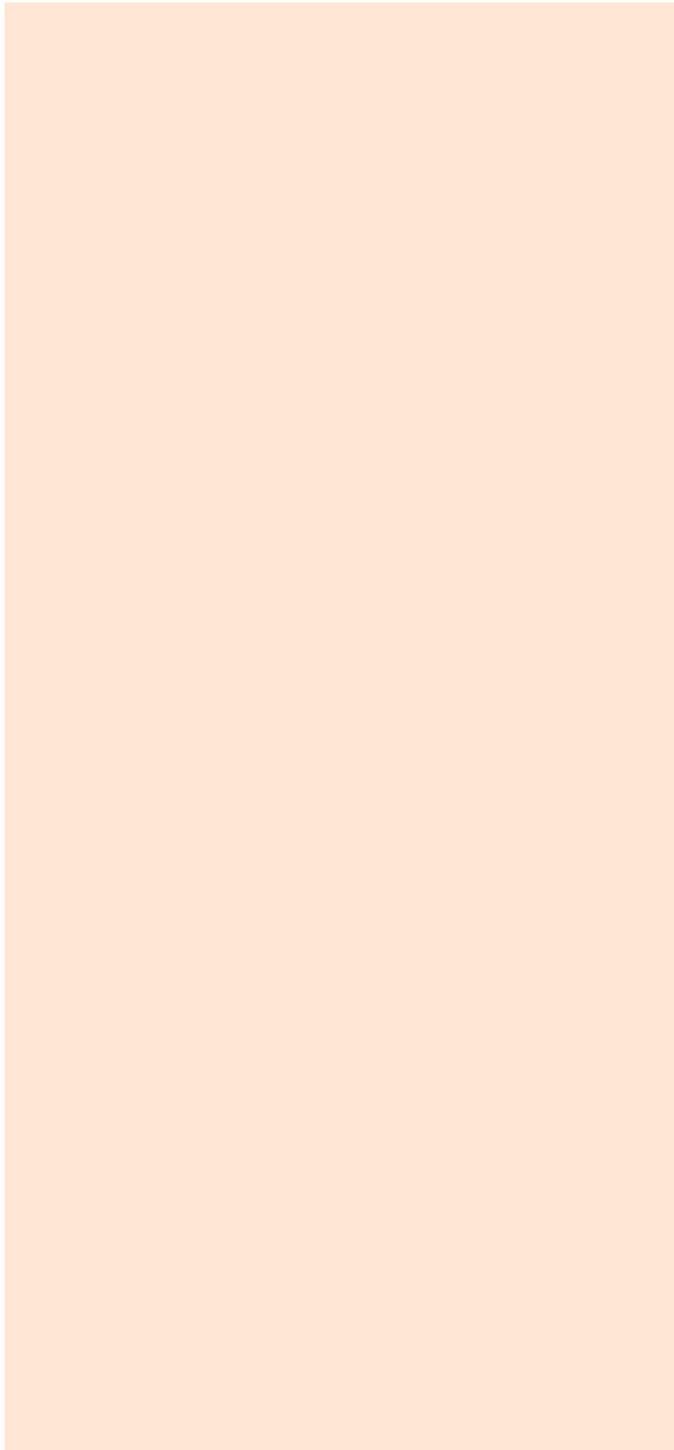
****A FANTASTIC AVAILABLE TO VIEW ON 12/05/2023
ONWARDS- Two double bedrooms plus an attic room.
BRAND NEW GREY CARPETS, INTEGRATED KITCHEN,
GAS CENTRAL HEATING SYSTEM, AND WOOD EFFECT
FLOORING****

CLOSE TO THE TOWN CENTRE WITH SPACIOUS ROOM SIZES is this ideal mid-terraced property which comprises of the following: Bay fronted lounge with feature wall, wood effect flooring, and a built-in electric/gas meters, stair access, separate dining room (with storage cupboard under the stairs), brand new high gloss fitted kitchen with integrated oven/hob and extractor fan, rear access door, and a downstairs four piece family bathroom (with a separate double walk-in shower enclosure).

First floor: Landing and storage cupboard under the attic stairs, two double bedrooms (a brand new combination boiler in bedroom two), and stairs into the attic room.

Externally: Front yard and rear garden. Parking is via permit parking.





- Currently undergoing works
- Viewings will commence after the 12th of May
- Two bedrooms plus a large attic room
- Separate lounge, dining room and kitchen
- Rear enclosed yard
- New central heating system
- Modern decor, fixtures and fittings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

COUNCIL TAX INFORMATION:

Local Authority:

Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

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