



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



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

**STC**

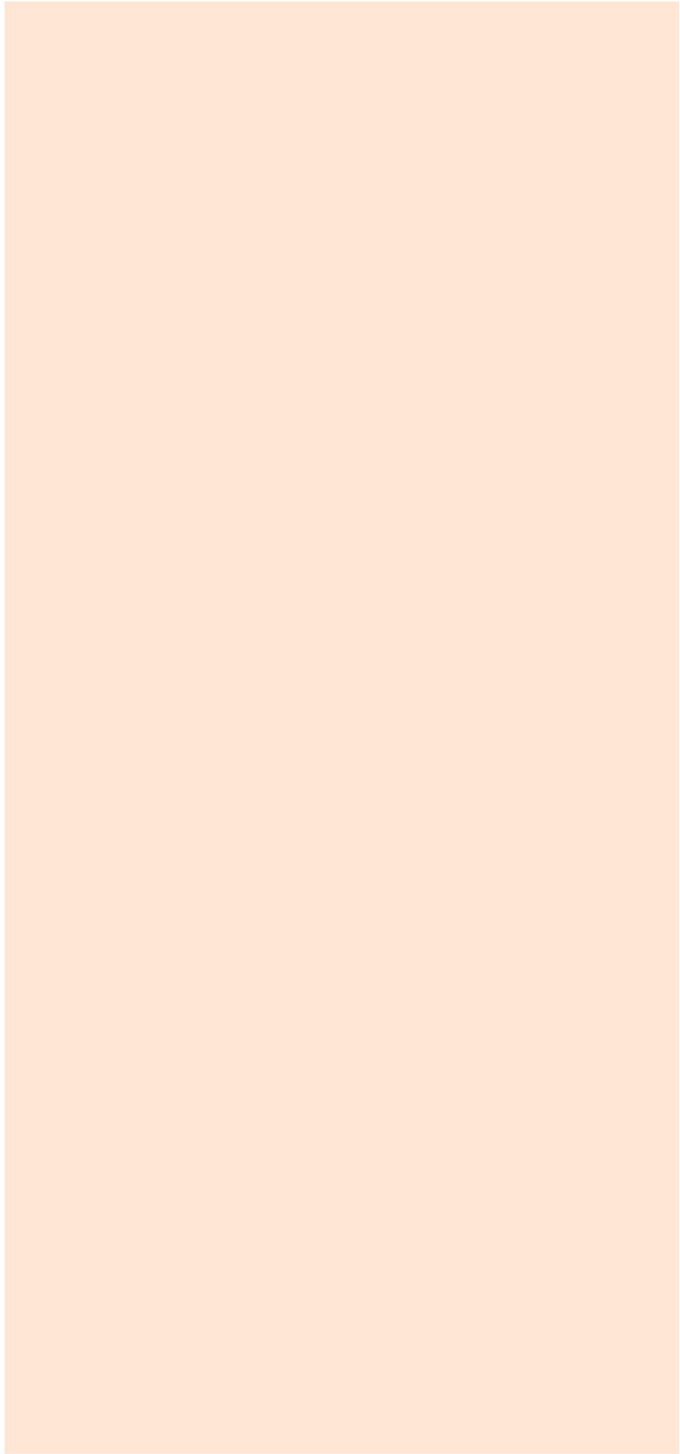
**\*\*A FANTASTIC AVAILABLE TO VIEW ON 12/05/2023 ONWARDS- Two double bedrooms plus an attic room. BRAND NEW GREY CARPETS, INTEGRATED KITCHEN, GAS CENTRAL HEATING SYSTEM, AND WOOD EFFECT FLOORING\*\***

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak t someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



t: 01623424616  
e: mansfield@newtonfallowell.co.uk

