



Cambridge Street, Mansfield, Notts, NG18 5SR

For Sale: £465 Per calendar month or To Let: £465 Per calendar month

Close to Mansfield town centre is this well maintained two bedroom modern town house located at the head of a small cul-de-sac, benefiting from a gas fired central heating system and double glazing. The property is nicely decorated with carpets as fitted and will be ready for occupation early June. Accommodation briefly comprises of; entrance hallway, modern fitted kitchen (only 12 months old) spacious lounge with patio doors to rear and open plan staircase. To the first floor are two bedrooms and modern bathroom /w.c. Outside to the front is an open plan paved area plus car parking located to the side of number 41 which provides off road parking for 2 vehicles. To the rear is an enclosed garden which is mainly lawned with shed and rear gated access. An early viewing is strongly recommended, the property being available early June. Small pets and DSS may be considered but excellent references are required. EPC Rating D a copy is available on request. Bond £565
VIEWING ACCOMPANIED

NOTE:- W A BARNES LLP FEES PAYABLE AS FOLLOWS:-

£20 inclusive of VAT (non-refundable) per applicant over the age of 18 years to undertake a credit check. An additional fee of £150 inclusive of VAT per property will be charged when signing the 6 month Assured Shorthold Tenancy Agreement

- Modern 2 bed town house
- Close to town centre
- Gas centrally heated
- UPVC Double Glazing
- Modern fitted kitchen
- Enclosed rear garden
- Parking for 2 cars
- Nicely decorated
- Spacious living room
- Ready early June
- Small pets considered
- DSS welcome



DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

**39, Cambridge Street, MANSFIELD, NG18 5SR**

Dwelling type: Mid-terrace house
Date of assessment: 23 January 2014
Date of certificate: 27 January 2014

Reference number: 8009-9478-5729-2926-8943
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

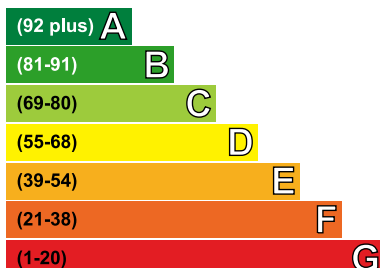
Estimated energy costs of dwelling for 3 years:**£ 2,037****Over 3 years you could save****£ 936****Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 102 over 3 years	
Heating	£ 1,455 over 3 years	£ 807 over 3 years	
Hot Water	£ 423 over 3 years	£ 192 over 3 years	
Totals	£ 2,037	£ 1,101	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
62	94

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 429	✓
2 Floor Insulation	£800 - £1,200	£ 69	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 28	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.