



Green Lane, Mansfield, Notts, NG18 4BJ

For Sale: £450 Per calendar month or To Let: £450 Per calendar month

Prime residential location just off Nottingham Road, this well presented three bedroomed end terraced home is within easy reach of Mansfield town centre and is in the Catchment area for High Oakham School. The accommodation benefits from a gas fired central heating system and upvc double glazing and is carpeted throughout. In Brief the property comprises two separate reception rooms, small modern fitted kitchen and a ground floor bathroom/w.c. To the first floor are two double bedrooms plus a 3rd double bedroom to the 2nd floor attic. The decor throughout the property is very tasteful, well maintained and presented throughout. There is a small fenced forecourt to the front of the property together with rear private lawned garden with walled boundaries and brick storage shed. Small pets may be considered. Excellent references essential. Not available for occupation until early November although an early viewing is strongly advised. EPC Rating E a copy of which is available on request. Bond £550

VIEWING AVAILABLE WITH CURRENT TENANT

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

- * READY NOVEMBER *
- Three double bedrooms
 - End Terraced home
 - Gas centrally heated
- Full upvc double glazing
- Early viewing advised
- Extremely well maintained
- High Oakham catchment
- Private rear garden
- EPC Rating E
- Small Pets considered
- Bond £550

**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



18, Green Lane
MANSFIELD
NG18 4BJ

Dwelling type: Mid-terrace house
Date of assessment: 27 October 2011
Date of certificate: 28 October 2011
Reference number: 9797-2828-6607-9929-4335
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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	41	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	37	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	418 kWh/m ² per year	309 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	4.7 tonnes per year
Lighting	£47 per year	£47 per year
Heating	£1022 per year	£784 per year
Hot water	£156 per year	£106 per year

You could save up to £288 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.