

## 18 Farrendale Close, Mansfield, Nottinghamshire NG19 0PL

**£475 Per Month**

Ideally located and well presented one bedroom quarter house is now available for rent. The accommodation comprises of a spacious lounge with feature cast iron spiral staircase, fitted kitchen, large bedroom with storage plus a fitted bathroom with three piece suite. The property benefits from being newly carpeted and decorated throughout and is ideal for a single person or couple. The property is situated in this ideal location giving easy access to local amenities as well as being served by bus routes. A viewing is highly recommended.

## **Ground Floor**

### **Lounge**

13 x 15'7 widest point (3.96m x 4.75m widest point)

Fitted with brand new carpeted flooring, two Upvc double glazed window, Upvc double glazed entrance door, freestanding electric log effect burner and cast iron spiral stairs to first floor.

### **Kitchen**

Fitted with a range of base and wall units with roll top work surfaces inset with drainer sink and mixer tap, space for fridge, freezer and washing machine, Upvc double glazed window and vinyl flooring.

## **First Floor**

### **Bedroom No. 1**

12'11 x 8'1 (3.94m x 2.46m)

Brand new carpeted flooring, two Upvc double glazed windows, fitted cupboard with sliding door for storage or wardrobe use plus a further cupboard housing the hot water tank.

### **Bathroom**

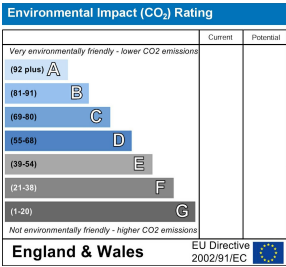
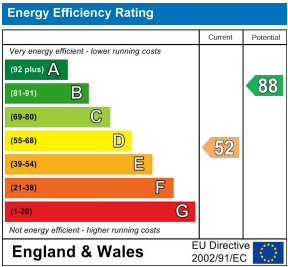
Fitted with a three piece suite comprising panelled bath with hot and cold taps, pedestal wash hand basin, low level w.c, laminate flooring, Upvc double glazing window and loft access.

## **Outside**

### **Gardens Front**

To the front there is a small lawned garden with slabbed pathway leading to the front door, there is also access to the side for bin storage.





Please conduct all negotiations connected with this property through our office.