



£725 Monthly

Bolsover Street

Semi-Detached House | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- Family Home
- Recently refurbished

Property Description

This is a very well presented two bedroom semi-detached house, ideal for a family of up to four or a couple. Situated close to Mansfield Town centre with local transport links and schools.

Note: The photographs were taken when the Landlord was upgrading the property.

Main Particulars

Situated on Bolsover Road in NG18, this well-presented two-bedroom semi-detached home offers spacious and practical living, making it ideal for professionals, couples or small families.

The property benefits from a comfortable layout, featuring a lounge and separate dining room, along with a kitchen offering a good range of units. To the first floor are two well-proportioned double bedrooms and a good-sized family bathroom. The home also benefits from gas central heating and double glazing throughout, helping to provide a warm and efficient living environment.

There is a rear garden area, offering a great space for relaxing or enjoying time outdoors.

The location is particularly convenient, with easy access to Mansfield town centre where a wide range of supermarkets including Tesco, Asda and Lidl can be found, along with cafés, restaurants, gyms and Mansfield Leisure Centre. For those who enjoy outdoor space, Carr Bank Park and other nearby green areas provide ideal spots for walking and recreation.

Families are well catered for, with a selection of nurseries and early years settings nearby, along with well-regarded primary and secondary schools including Mansfield Primary Academy, King Edward Primary & Nursery School, The Brunts Academy and Samworth Church Academy. Further education is also easily accessible at West Nottinghamshire College.

The area also benefits from a variety of places of worship and a strong sense of community, while good transport links make commuting and day-to-day travel straightforward.

Available from: 01/05/2026

Holding Deposit: £167.00 (equivalent to 1 weeks rent)

Security Deposit: £836.00 (equivalent to 5 weeks rent)

78m2 total floorspace

Council Tax band A, with Mansfield District Council.

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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

Once the Landlord has agreed to accept your application (subject to references and contract) we will ask for a holding deposit equating to one week's rent.

Upon successfully passing the referencing stage of the application, the holding deposit paid will count towards the total balance of rent and deposit owed before the tenancy start date. You risk losing your deposit in the event that;

- * Decide not to rent the property
- * Misled the landlord or the agent
- * Fail a right to rent or immigration check

The agent/landlord has to write to you within 7 days explaining why they are keeping the holding deposit.

We expect that all checks, payments and signatures are completed within 15 days from the date that you have paid your holding deposit. As all signatures are completed online, we feel that this timescale is fair and reasonable.

Paying your holding deposit does not secure the property at this stage - it essentially shows that you are serious and that you are going to the next stage of the application, which is the formal reference checks. You have 15 days from when you pay a holding deposit to enter into a tenancy agreement. This is called the deadline for the agreement.

It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 2 adults and 2 guarantors for example, that will require 4 people to be reference-checked, and 4 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone else's holding deposit at risk.

We would urge you to contact us at your earliest convenience if there is anything concerning you or if you have questions.

DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Norman Galloway Sales & Lettings are registered with:

- * Property Redress, with reference: PRS01969.
- * Information Commissioners' Office, with reference: ZA251605
- * Client Money Protect, with reference: CMP002689

Council Tax Band: A (Mansfield District Council)

Deposit: £836

Holding Deposit: £167

Parking options: On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Bedroom 1 w: 3.44m x l: 3.82m (w: 11' 3" x l: 12' 6")

This room benefits from a fitted wardrobe with a hanging rail and shelf. Thermostatically controlled central heating radiator and double glazed window overlooking the front. There is also a walk-in storage cupboard.

Bedroom 2 w: 3.78m x l: 3.89m (w: 12' 5" x l: 12' 9")

With a double glazed window overlooking the rear and thermostatically controlled central heating radiator.

Dining Room w: 3.76m x l: 3.76m (w: 12' 4" x l: 12' 4")

Maximum to the alcoves. With a feature modern base cupboard for TV or hi-fi. Double glazed window and wall mounted fire for display purposes only. There is coving to ceiling, thermostatically controlled central heating radiator and door leading through to the cellar.

This would also make an excellent play room or family room.

Garden

Side passageway leads to the rear pathway with steps leading down to the rear garden area. This will be cleared and the landlord is intending to gravel this area to create low maintenance outside space.

Kitchen w: 2.26m x l: 3.8m (w: 7' 5" x l: 12' 6")

With a range of fitted units with white panelled doors comprising wall and base units with roll edged working surfaces, with mosaic tiled splashback, with stainless steel sink, drainer and mixer tap. Appliance recess space for cooker and washing machine with plumbing connections. Double glazed picture window to the rear and to the side, half double glazed door and wall mounted gas boiler provides for central heating system and hot water. Woodgrain effect laminate flooring.

Lounge w: 3.43m x l: 3.8m (w: 11' 3" x l: 12' 6")

Maximum measurements into the alcoves. The focal point of the room is the feature fireplace which has a fire surround and an electric fire that is hard-wired. The double glazed window enjoys a front aspect, with a thermostatically controlled central heating radiator and coving to the ceiling.

Cellar

Which is divided into three areas. Fire boarded throughout with recessed ceiling lighting.

Bathroom w: 2.29m x l: 3.8m (w: 7' 6" x l: 12' 6")

With a white suite comprising; panelled bath, low flush WC pedestal wash hand basin and electric shower. There is extensive tiling around the bath area, some feature wooden wall panelling and a central heating radiator. Built-in corner cupboard which houses the water cylinder and offers additional storage,

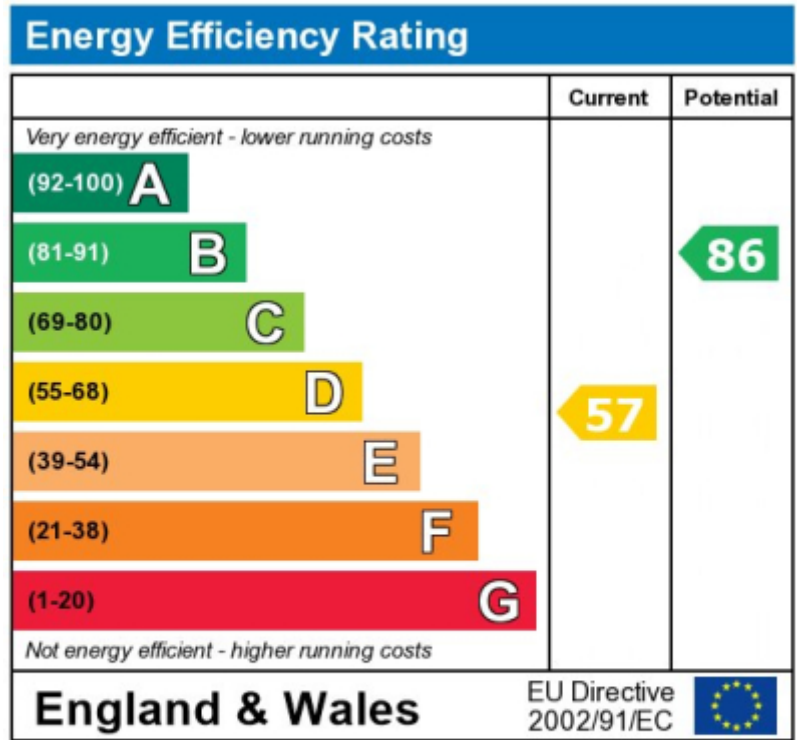
Hall

With double glazed side entrance door.

Landing

With a central heating radiator and inset lighting to the ceiling.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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