

The logo for Churchills, featuring the word 'Churchills' in a stylized, red, outlined font with a white drop shadow.

## Oxford Street

Mexborough S64 9RL

- TWO BEDROOM
- STONE FRONTED
- RENTAL INCOME £6780
- GAS & ELECTRIC CERTIFICATES
- MID TERRACE HOUSE
- CURRENTLY TENANTED
- INVESTORS ONLY
- EPC RATING E

**Asking Price £75,000 Freehold**





**\*\* TENANTED PROPERTY \*\* INVESTMENT ONLY \*\***

Welcome to this stone fronted terraced house located on Oxford Street in Mexborough and being close to public transport services and local amenities. The property benefits from a lounge, kitchen diner, two bedrooms and bathroom, with an enclosed garden to the rear.

Seeking an investment opportunity, this house offers great potential. The rental income of £6780 makes it a lucrative option for those interested in generating additional revenue.

Don't miss out on the chance to make this lovely terraced house your own. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

**GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

**LOUNGE**

12'0" \* 12'0"

uPVC double glazed window to front elevation. Surround housing a wall mounted gas fore with marble back and hearth. Double panelled central heating radiator.

**INNER LOBBY**

Stairs to first floor landing. Single panelled central heating radiator.

**KITCHEN**

12'0" \* 12'0"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. Single drainer sink unit. Tiles to splash back areas. Single panelled central heating radiator. doorway to cellar. uPVC double glazed and panelled doorway to rear.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Stairs from inner lobby.

**BEDROOM ONE**

12'1" \* 12'0"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Storage cupboard off.

**BEDROOM TWO**

12'0" \* 7'4"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

## **BATHROOM**

7'6" \* 7'1"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Laminate wood effect flooring. Fully tiled to all walls. Airing cupboard off.

## **OUTSIDE AND GARDENS**

## **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## **IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing

these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

## **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier  
Heating is gas and supplied by Mains Supplier

## **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Yorkshire Water

## **BROADBAND**

The property broadband speed is excellent with fibre broadband available.

## **MOBILE COVERAGE**

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

**Local Authority Doncaster**  
**Council Tax Band A**  
**EPC Rating E**

**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://www.churchillsestateagents.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.