

Churchills



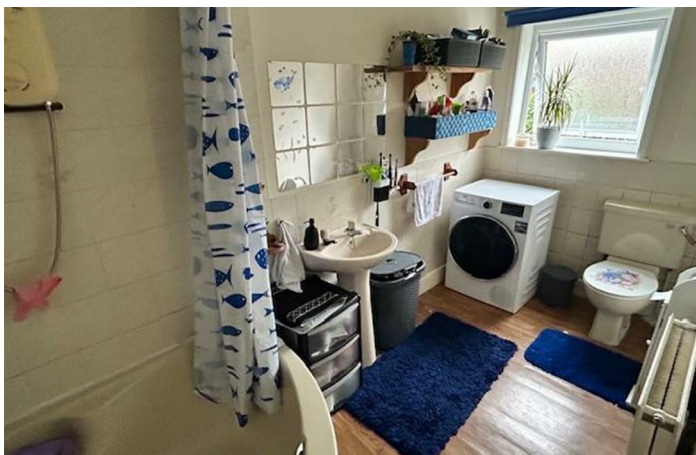
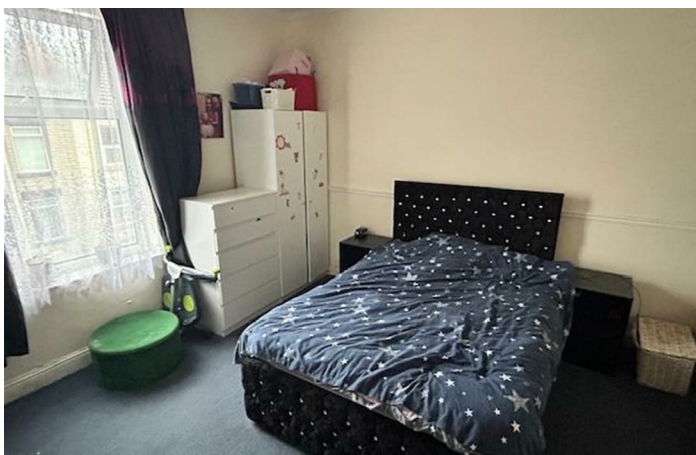
Cambridge Street

Mexborough S64 9RN

- TWO BEDROOM TERRACE
 - ON STREET PARKING
 - KITCHEN DINER
- TENANTED PROPERTY
- STONE FRONTED PROPERTY
- GOOD SIZED GARDEN/YARD
 - RENTAL INCOME £6780
 - EPC RATING E

Asking Price £75,000 Freehold





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

Welcome to this stone fronted terraced house located on Cambridge Street in Mexborough and being close to public transport services and local amenities. The property benefits from a lounge, kitchen diner, two good sized 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

15'3" * 12'0"

uPVC double glazed window to front elevation. Stairs to first floor landing with handrail, spindles and newel posts. Surround housing a living flame gas fire. Laminate wood effect flooring.

KITCHEN

12'0" * 11'11"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Single drainer sink unit. Space and plumbing for automatic washing machine. Space for fridge freezer. Doorway to cellar. Single panelled central heating radiator. Laminate wood effect flooring. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from lounge with handrail, spindles and newel posts.

BEDROOM ONE

12'2" * 12'0"

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

BEDROOM TWO

10'7" * 8'9"

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

BATHROOM

12'0" * 5'5"

uPVC double glazed window to rear elevation. Suite comprising of corner bath with electric shower over, hand wash pedestal basin and low flush WC. Laminate wood effect flooring. Tiles to shower and splash back areas. Double panelled central heating radiator. Extractor fan.

OUTSIDE AND GARDENS

To the front is a small walled garden leading to front door. To the rear is a fenced garden mostly grass.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email 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

MOBILE COVERAGE

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

BROADBAND

The property broadband speed is excellent with fibre broadband available.



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
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.