



£100,000 Freehold

56 LEEMING LANE SOUTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AJ

BuckleyBrown
ESTATE AGENTS

****TENANT IN SITU****

ENDLESS POSSIBILITIES!...

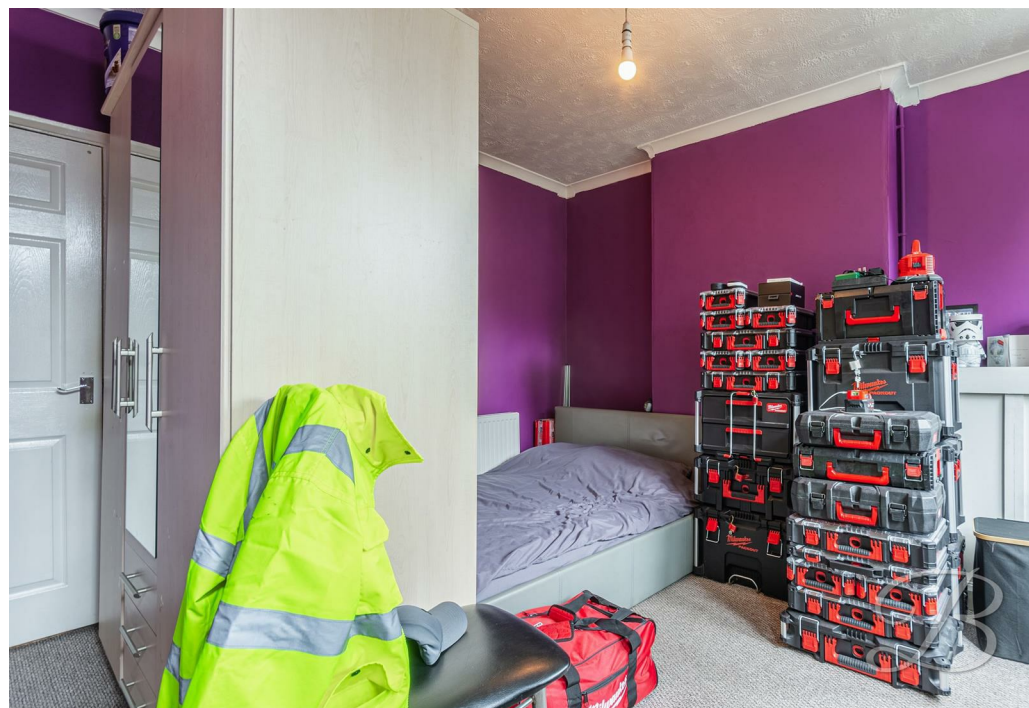
Welcome to this two bedroom terrace home located in the popular Mansfield area of Woodhouse, close to local shops, schools, and other excellent amenities. It presents a fantastic opportunity for landlords looking to expand their portfolio.

Inside, the property features a welcoming living room with a bay window, offering a bright, airy space to relax or entertain. There is a separate dining room, perfect for family meals, and a kitchen with scope to update and personalise to your taste.

Upstairs, you'll find two comfortable bedrooms and a bathroom, providing practical living space.

Outside, the home benefits from a low-maintenance frontage with steps leading to the front door, while the rear garden is mostly laid to patio, ideal for outdoor seating, and also includes the added convenience of off-street parking.

Call today to arrange a viewing!!!





Living Room 11'4" x 12'0"

With carpeted flooring and a bay window to the front elevation.

Dining Room 12'0" x 12'5"

With carpeted flooring and a window to the rear elevation.

Kitchen

With ample cabinetry and worktop space. With space for appliances and a door to the side elevation.

Bedroom One 11'4" x 12'1"

With carpeted flooring and a window to the front elevation.

Bedroom Two 9'0" x 12'5"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'3" x 10'9"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

Low maintenance frontage with steps leading to the front door. The rear garden is mostly laid patio and also offers an off street parking space.

Agent Note

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With an expected potential rental income of £750pcm (9% yield), subject to market conditions, and specification. ****rental predictions and yields are not guaranteed and purely speculative.****







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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