



£120,000 Freehold

41 KING STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AT

BuckleyBrown
ESTATE AGENTS

****TENANT IN SITU****

A GREAT OPPORTUNITY!...

Welcome to this 2-bedroom semi-detached home, ideally located in the popular area of Mansfield Woodhouse, just moments from local shops, schools, and transport links. With a tenant already in situ, this property offers an attractive investment opportunity.

Inside, the accommodation is well laid out. The dining room, complete with a bay window, makes a bright and versatile space for meals or entertaining. The living room is cosy and inviting, providing the perfect spot for relaxing at the end of the day, while the kitchen is practical in design and offers direct access out to the rear garden.

Upstairs, you'll find two well-proportioned bedrooms and a family bathroom, providing comfortable and functional living space.

Outside, the property benefits from a driveway to the front, offering off-street parking, while the rear garden features a laid lawn, patio seating area, and surrounding shrubs and fencing, making it a private and enjoyable outdoor space.

Call today to arrange a viewing!!!





Dining Room 12'0" x 12'11"

With carpeted flooring, bay window to the front elevation and a door providing access into the living room.

Living Room 12'0" x 11'2"

With carpeted flooring, windows to the side and rear elevation and access into the kitchen.

Kitchen 7'3" x 8'3"

Complete with a range of cabinetry and worktop surfaces. It features an inset sink and drainer and space for appliances. With a window to the side elevation and a door to the rear elevation.

Landing

With access into;

Bedroom One 12'0" x 11'3"

With carpeted flooring and a window to the front elevation.

Bedroom Two 8'11" x 11'3"

With carpeted flooring and a window to the rear elevation.

Bathroom 5'11" x 7'10"

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

The front of the property offers a driveway, providing off-street parking. The rear garden hosts laid lawn, patio seating area and surrounding shrubs and fencing.

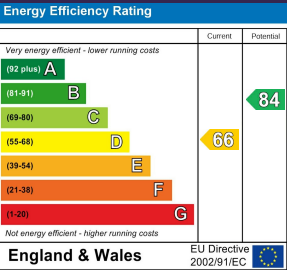
Agent Note



With a tenant already in situ, this property offers an attractive investment opportunity, with an expected potential rental income of £850pcm (7.85% yield), subject to market conditions and specification. Please note: rental predictions and yields are not guaranteed.



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.



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