

Offers In The Region Of £100,000 Freehold

108 LEEMING LANE SOUTH I MANSFIELD WOODHOUSE I MANSFIELD I NG19 9AJ



NOW SOLD EMPTY!

UNLOCK THE POTENTIAL!...

This two-bedroom terraced property in the sought-after Mansfield area of Woodhouse presents an excellent opportunity for investors. With a tenant in situ, it offers immediate rental income alongside the benefits of a convenient location close to local shops, schools, and amenities.

Inside, there is a living room providing a comfortable space to relax, a separate dining room ideal for family meals or entertaining, and a kitchen that is ready for everyday cooking.

Upstairs, the property features two bedrooms and a bathroom, offering a functional layout.

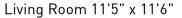
Outside, the home benefits from a low-maintenance frontage, while the rear garden is mostly laid to lawn, complemented by surrounding shrubs and fencing, creating a pleasant and private outdoor area.

Call today to arrange a viewing!!!









With laminate flooring and a window to the front elevation.

Dining Room 11'5" x 13'4"

With carpeted flooring, feature fireplace and a window to the rear elevation.

Kitchen 6'0" x 13'1"

Complete with a range of matching wall and base units and worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window and door to the side elevation.

Bedroom One 11'6" x 11'7"

With carpeted flooring and a window to the front elevation.

Bedroom Two 8'5" x 13'5"

With carpeted flooring and a window to the rear elevation.

Bathroom 5'10" x 11'1"

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. The rear garden is mostly laid lawn, with surrounding shrubs and fencing.

Agent Note

With an expected potential rental income of £750pcm (9% yield), subject to market conditions, and specification.

rental predictions and yields are not quaranteed and purely speculative.

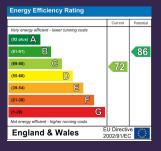






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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