



**13 Vallance Street**  
**Mansfield Woodhouse, Nottinghamshire NG19 8EQ**  
**£109,000**

- A THREE BEDROOM, END OF TERRACE, TO BE SOLD WITH THE TENANT TO REMAIN.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- TWO BEDROOMS AND BATHROOM TO THE FIRST FLOOR, PLUS ATTIC BEDROOM.
- LOCATED CLOSE TO THE LOCAL AMENITIES AVAILABLE IN MANSFIELD WOODHOUSE.
- CURRENT RENT OF £650PCM, RETURNING 7.1% BASED ON THE ASKING PRICE.
- TWO SEPARATE RECEPTION ROOMS AND FITTED KITCHEN, INCLUDING OVEN AND HOB.
- REAR YARD, THEN SHARED RIGHT OF WAY AND ENCLOSED GARDEN BEYOND THIS
- GOOD TRANSPORT LINKS, WITH ACCESS TO JUNCTION 28 OF THE M1 MOTORWAY.

### VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### DIRECTIONS:

Proceed onto the A60 Woodhouse Road and after approximately half a mile, turn left onto Morven Avenue, then branch right. At the island, take the first exit onto Priory Road. Turn right onto Castle Street and then straight over, which is Vale Road. Turn right onto Park Road and finally left onto Vallance Street.

### ACCOMMODATION COMPRISES:

#### LOUNGE

**12'0 x 10'10 (3.66m x 3.30m)**

UPVC door and window to the front aspect. Radiator. Cupboard housing the meters and consumer unit.

#### DINING ROOM

**12'1 x 11'10 (3.68m x 3.61m)**

UPVC double glazed rear aspect, radiator, under stair cupboard and stairs leading to the first floor.

#### KITCHEN

**13'4 x 5'1 (4.06m x 1.55m)**

Having modern base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, hob and cooker hood.



### FIRST FLOOR.

#### LANDING

Stairs to second floor attic room.

#### BEDROOM ONE

**12'2 x 10'9 (3.71m x 3.28m)**

UPVC double glazed front elevation, radiator and built in storage.

#### BEDROOM TWO

**9'2 x 5'7 (2.79m x 1.70m)**

UPVC double glazed rear elevation. Radiator.

#### BATHROOM

Three piece suite comprising bath, wash hand basin and WC. UPVC obscure glaze. Radiator. Cupboard housing the combination boiler.



### SECOND FLOOR.

#### ATTIC ROOM

**12'5 x 12'1 (3.78m x 3.68m)**

Radiator, double glazed aspect and access to further eaves space.

#### OUTSIDE

There is a yard to the rear, then a shared right of way and an enclosed area of garden beyond this.

The property is in council tax band A (Mansfield District Council).



#### N.B

This property won't be sold with vacant possession on completion. Our client isn't looking to serve notice on the tenant and they shall remain in residence.



