



**17 Spencer Street,
Mansfield, Nottinghamshire NG18 5LR**

- A TWO BEDROOM TERRACED HOUSE BEING SOLD WITH THE TENANT TO REMAIN IN SITU
- GAS CENTRAL HEATING & DOUBLE GLAZING
- CLOSE PROXIMITY TO MANSFIELD TOWN CENTRE AND FACILITIES
- CURRENT RENT IS £525 PER CALENDAR MONTH GIVING A GROSS YIELD OF 7.4% PER ANNUM
- THE SELLER OF THE PROPERTY WILL NOT SERVE NOTICE ON THE TENANT TO VACATE
- REAR YARD AND LAWN
- GOOD CONNECTIONS TO A38 AND M1
- NB: THERE IS ONLY ONE PHOTO TO PROTECT THE TENANT'S PRIVACY

£85,000

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

from Mansfield town centre proceed along the A38 and turn right onto Spencer Street where the property can be found on the left-hand side.

ACCOMMODATION COMPRISES

Accessed via a UPVC door to:

HALL

Fitted carpet, stairs off to first floor, radiator and through to:

LOUNGE

25'11" x 11'5" narrowing to 8'2" (7.92m x 3.49m narrowing to 2.50m)

Having a fitted carpet, 2 radiators, UPVC double glazed window to the front aspect and another to the rear aspect, under stair storage cupboard and through to:

KITCHEN

11'3" x 6'0" (3.45m x 1.85m)

White wall and base units with roll edge worktops, built-in electric oven and gas hob with stainless steel extractor hood over, stainless steel sink with drainer and mixer tap, radiator, tiled splashbacks, plumbing for washing machine, dual aspect UPVC double glazed windows to side and rear aspects, wall mounted combi boiler and part opaque glazed UPVC double glazed door to rear.

FIRST FLOOR

BEDROOM ONE

11'6" (max) x 10'10" (max) (3.53m (max) x 3.31m (max))

Fitted carpet, radiator, UPVC double glazed window to front elevation.

BEDROOM TWO

11'11" x 8'5" (3.65m x 2.58m)

Radiator, fitted carpet, UPVC double glazed window to rear aspect.

BATHROOM

7'10" x 6'1" (2.40m x 1.87m)

White 3-piece suite comprising bath with shower over, W/C, sink and pedestal, radiator, part tiled walls, vinyl floor, opaque UPVC double glazed window to rear elevation, extractor fan.

OUTSIDE

To the front there is on-street parking and to the rear is a concrete seating area with a small lawn and gravelled area beyond. NB, number 19 Spencer Street has access across the rear of this property.

Council tax band – A (Mansfield District Council)

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FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

MA5744/19.12.2024

