



**27 Park Road,  
Mansfield Woodhouse, Nottinghamshire NG19 8EF**

- A THREE-BEDROOM, TERRACED PROPERTY ONLY TO BE OFFERED TO THE INVESTMENT MARKET
- GAS COMBINATION BOILER (WITH WARRANTY UNTIL 19.9.2025) AND GAS SAFETY RECORD, RENEWED 4/2/2025
- LOUNGE, SEPARATE DINING ROOM (UNDER STAIR CUPBOARD) AND KITCHEN
- ENCLOSED FRONTAGE TO THE PROPERTY (ADDED PRIVACY) AND SHARED COURTYARD TO THE REAR
- WE ARE SEEKING CASH BUYERS ONLY OR EVIDENCE OF A VALID 'MORTGAGE IN PRINCIPLE'
- OUR TENANT HAS BEEN IN RESIDENCE FOR APPROXIMATELY 50 YEARS (PROTECTED TENANCY). THE RENT FOR THE CURRENT TENANT HAS BEEN PAID, IN FULL, BY WAY OF HOUSING BENEFIT FOR THE PAST 22 YEARS
- UPVC DOUBLE GLAZING, ECR DATED 6/8/20 AND DAMP PROOFING WORK WITH GUARANTEE
- TWO BEDROOMS AND BATHROOM TO THE FIRST FLOOR AND ATTIC BEDROOM TO THE SECOND FLOOR
- CASH BUYERS ONLY, 'RETURNING 9.6% BASED ON £68,000. (RENT £126.00 PER WEEK)

**Offers Over £68,000**

## **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:**

From Mansfield, take the A60 Woodhouse Road. Turn left onto Morven Avenue and then right at the top of here. At the roundabout, take the first exit onto Priory Road. Turn right onto Castle Street, then straight over at the bottom of here, which is Vale Road. Turn left onto Park Road and the property is immediately on the right.

## **ACCOMMODATION COMPRISES**

### **LOUNGE**

UPVC double glazed front door and window. Radiator. Cupboard housing the meters and consumer unit.

### **DINING ROOM**

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

### **KITCHEN**

Wall and base units, work tops and stainless-steel sink unit and single drainer. Extractor fan, tiled flooring, UPVC back door and UPVC rear window.

## **FIRST FLOOR**

### **LANDING**

With stairs rising to the second floor.

### **BEDROOM ONE**

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

### **BEDROOM TWO**

Wall mounted combination boiler. Radiator and UPVC double glazed rear elevation.

### **BATHROOM**

Consisting of panelled bath, wash hand basin and WC. Electric shower over the bath, radiator and UPVC obscure glaze.

## **SECOND FLOOR**

### **ATTIC BEDROOM**

With double glazed skylight window. Access to the eaves.

### **OUTSIDE**

The property has an enclosed frontage, quite unusual for terrace properties. There is then a shared courtyard garden to the rear.

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

### **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.

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