



**34 Woodhouse Road,
Mansfield, Nottinghamshire NG18 2BA**

- A MIXED RESIDENTIAL AND COMMERCIAL INVESTMENT OPPORTUNITY ON MAIN ARTERIAL ROAD.
- BASED ON THE ASKING PRICE AND THE RENTS PAYABLE, THIS RETURNS APPROXIMATELY 8%.
- MAIN SALON/TREATMENT ROOM, SECOND TREATMENT ROOM AND FITTED STAFF KITCHEN.
- SECOND FLOOR FLAT HAVING LOUNGE, FITTED KITCHEN (OVEN AND HOB), BEDROOM AND SHOWER ROOM.
- ENCLOSED FRONTAGE BEHIND WROUGHT IRON RAILINGS, DRIVEWAY TO THE SIDE AND YARD TO THE REAR.
- CURRENTLY PRODUCING IN THE REGION OF £25,000 PER ANNUM GROSS (£20,000 AFTER BILLS).
- GROUND FLOOR COMPRISING: ENTRANCE PORCH, HALLWAY, CLOAKROOM, AND ACCESS TO THE CELLAR.
- FIRST FLOOR FLAT WITH LOUNGE, KITCHEN, BEDROOM, BATHROOM, AND STUDY AREA.
- GAS CENTRAL HEATING THROUGHOUT THE PROPERTY, CURRENTLY SERVED BY ONE BOILER AND UPVC DOUBLE GLAZING.
- EXCELLENT LOCATION ON BUSY MAIN ROAD LEADING DIRECTLY INTO MANSFIELD TOWN CENTRE.

£250,000

VIEWING:

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

DIRECTIONS:

From Mansfield, take the A60 Woodhouse Road. After approximately half a mile the property can be seen located on the right-hand side.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

UPVC door and window

HALLWAY

Access to both treatment rooms (left and right), cloakroom and cellar. The kitchen is accessed via one of the salons.

CLOAKROOM

Comprising WC, wash hand basin, chrome towel radiator, tiled walls and flooring and UPVC window.

TREATMENT ROOM ONE

27'5 into bay x 13'10 (8.36m into bay x 4.22m)

UPVC double glazed bay window to the front, radiator and tiled flooring. Opening through to the kitchen.

KITCHEN

9'9 x 8'8 (2.97m x 2.64m)

Having white gloss base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Full tiling to the floors and wall. UPVC double glazed door and window.

TREATMENT ROOM TWO

17'9 into bay x 13'13 (5.41m into bay x 3.96m)

UPVC double glazed bay window to the front, UPVC side aspect and radiator.

AN EXTERNAL STAIRCASE THEN PROVIDES ACCESS TO THE

FIRST FLOOR FLAT

ENTRANCE AREA

with study/office space facing you.

STUDY/OFFICE

11'10 x 6'6 (3.61m x 1.98m)

Radiator. UPVC double glazed front elevation.

LOUNGE

14'1 x 11'8 (4.29m x 3.56m)

Radiator. UPVC double glazed front elevation.

KITCHEN

11'9 x 7'8 (3.58m x 2.34m)

Having base and eye level units, work surfaces and stainless-steel sink and single drainer. Built in electric oven, hob and cooker hood. Cupboard housing the hot water tank. UPVC double glazed rear elevation.

BEDROOM ONE

15' x 13'4 (4.57m x 4.06m)

UPVC double glazed front and side elevation. Radiator.

BATHROOM

Bath unit, wash hand basin and WC. Radiator, UPVC window and panelled walls.

SECOND FLOOR FLAT

HALLWAY

UPVC front door, UPVC rear window and radiator.

LOUNGE

12'2 x 11'6 (3.71m x 3.51m)

Radiator. UPVC double glazed front elevation.

KITCHEN

13'8 x 11'7 (4.17m x 3.53m)

A range of base units, work tops above and stainless-steel sink unit and drainer. Built in electric oven. Radiator.

UPVC double glazed windows to rear and side.

BEDROOM ONE

14'1 x 12'1 (4.29m x 3.68m)

UPVC double glazed front elevation. Radiator.

OUTSIDE

Wrought iron railings enclose the frontage to the property and there is a driveway to the side. To the rear, is a courtyard and outbuilding.

The flats are both in council tax band A (Mansfield District Council) and the ratable value for the ground floor is £4,300 (as of 1st April 2023).

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. MA5748/

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	