



**8 Welbeck Street,
Warsop, Nottinghamshire NG20 0NA**

- A THREE BEDROOMED, END OF TERRACE, WHICH IS WELL PRESENTED THROUGHOUT.
- COMBINATION BOILER (COMMISSIONED 24/6/22) AND UPVC DOUBLE GLAZING.
- FITTED KITCHEN WHICH ALSO INCLUDES INTEGRATED ELECTRIC OVEN AND GAS HOB.
- TO THE FIRST FLOOR THERE ARE THREE, WELL-PROPORTIONED BEDROOMS.
- PROBABLE, ACHIEVABLE RENT IN THE REGION OF £750PCM (7.5% GROSS RETURN).
- FORMERLY RENTED, NOW OFFERED FOR SALE WITH NO UPWARD CHAIN.
- OPEN PLAN LIVING WITH LOUNGE/DINING ROOM WITH CENTRAL, SPIRAL STAIRCASE.
- GROUND FLOOR BATHROOM HAVING PANELLED BATH, WASH HAND BASIN AND WC.
- TO THE REAR, THERE IS AN ENCLOSED YARD AND A GARDEN AREA BEYOND THIS.
- LOCAL AMENITIES AVAILABLE WITHIN WARSOP BUT GOOD TRANSPORT LINKS ALSO.

£115,000

VIEWING:

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

DIRECTIONS:

From Mansfield, head onto the A60 Woodhouse Road, which then becomes Leeming Lane South and North. Turn right onto Ridgeway Terrace, left onto Clumber Street and then proceed onto Welbeck Street.

ACCOMMODATION COMPRISES:

Open plan lounge/dining room. Having UPVC double glazed front and rear aspect and UPVC front door. Gas meter cupboard, electric meter housing and consumer unit. Two radiators. Central, spiral staircase.

OPEN PLAN LOUNGE/DINING ROOM

27'0" x 11'11" (8.23m x 3.65m)

Having UPVC double glazed front and rear aspect and UPVC front door. Gas meter cupboard, electric meter housing and consumer unit. Two radiators. Central, spiral staircase.

KITCHEN

11'8" x 6'7" (3.58m x 2.02m)

Including a range of white gloss, base and eye level units, sparkle work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Integrated fridge. Radiator and UPVC door and window.

BATHROOM

5'4" x 6'4" (1.64m x 1.95m)

Three-piece white suite comprising paneled bath, wash hand basin and WC. Tiled splash backs, upright radiator and UPVC obscure glaze.

FIRST FLOOR

LANDING

9'8" - 2'8" (2.97 - 0.82)

Access to the loft space.

BEDROOM ONE

11'0" x 12'0" (3.36m x 3.66m)

UPVC double glazed front elevation. Radiator.

BEDROOM TWO

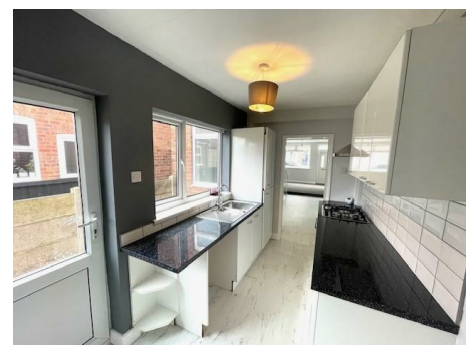
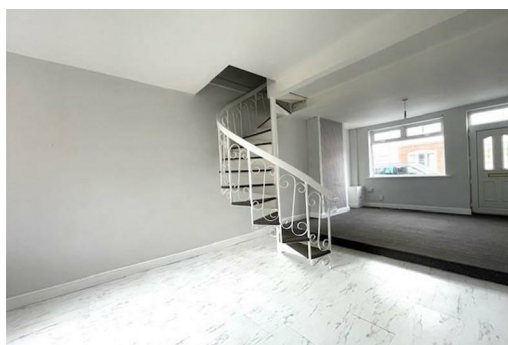
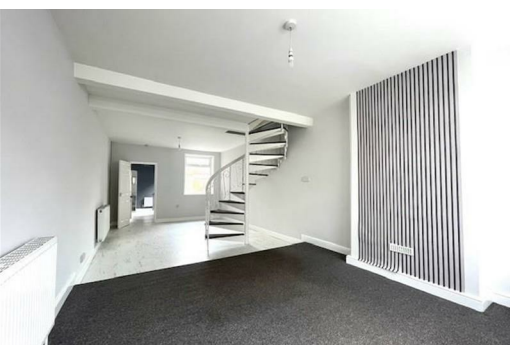
11'6" x 6'5" (3.52m x 1.98m)

Built in cupboard housing the combination boiler (commissioned 24/6/2022). Radiator. UPVC double glazed rear elevation.

BEDROOM THREE

12'5" x 8'11" (3.78m x 2.72m)

Radiator. UPVC double glazed rear elevation.



OUTSIDE

The property is flush to the pavement at the front and on-street parking is available. There is an enclosed rear with yard and garden.

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. MA5763/24.02.25

