



47 Mayfield Street

Kirkby-In-Ashfield, Nottinghamshire NG17 8LU

Offers In Excess Of £120,000

- OF INTEREST TO INVESTOR CLIENTS, THIS TWO BEDROOMS, PLUS ATTIC ROOM, END OF TERRACE.
- PLEASE BE AWARE THAT THE CURRENT TENANT WILL NOT BE SERVED WITH NOTICE PRIOR TO COMPLETION.
- LOUNGE, DINING ROOM AND FITTED KITCHEN, INCLUDING OVEN AND HOB
- TWO DOUBLE BEDROOMS AND ATTIC ROOM TO THE SECOND FLOOR
- LOCAL AMENITIES AVAILABLE AT KIRKBY-IN-ASHFIELD AND PINXTON
- CURRENTLY TENANTED, ACHIEVING £795 PCM, FROM 1ST JULY 2025, WHICH PRODUCES A RETURN OF 7.95% BASED ON A PURCHASE PRICE OF £120,000
- GAS HEATING VIA COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FULLY TILED, GROUND FLOOR BATHROOM AND SEPARATE WC
- GARDEN AREA TO THE FRONT AND 'DOG LEG' GARDEN TO THE REAR. CUL-DE-SAC LOCATION
- GOOD TRANSPORT LINKS, CONNECTING WITH JUNCTION 28 OF THE M1

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed onto Sutton Road and at the junction with Kings Mill, turn left onto the A38. After just over 2 miles, turn left onto Sutton Road and at the island continue straight over which is Church Street. Turn right onto Pinxton Road and right onto Mayfield Street. The property is on the left-hand side.

ACCOMMODATION COMPRISES

LOUNGE

12'9" x 11'1" (3.89m x 3.40m)

UPVC door and window to the front, radiator, laminate flooring and cupboard with electric meter and fuses.

DINING ROOM

12'7" x 12'7" (3.86m x 3.84m)

UPVC rear aspect, laminate flooring, radiator, under stair cupboard and stairs to the first floor.



KITCHEN

11'7" x 7'5" (3.55m x 2.27m)

Base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, hob and cooker hood. Wall mounted combination boiler. UPVC door and window.

BATHROOM

Panelled bath with shower attachment and wash hand basin in vanity unit. Full tiling to the walls, UPVC obscure glaze and upright chrome radiator.

SEPARATE WC

with full tiling to the walls.

FIRST FLOOR

LANDING

BEDROOM ONE

12'6" x 11'3" (3.82m x 3.45m)

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



BEDROOM TWO

12'7" x 9'9" (3.86m x 2.98m)

Built in storage, radiator and UPVC double glazed rear elevation.



SECOND FLOOR

ATTIC ROOM

13'11" x 12'6" (4.25m x 3.83m)

Double glazed sky light, radiator and access to eaves space.



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. MA5793/15.5.2025

OUTSIDE

There is a small garden to the front of the property, increasing privacy inside. There is a 'dog leg' garden to the rear, backing onto fields.



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

CONNECTED PERSON

In compliance with the Estate Agency Act 1979 we disclose the seller of this property is a connected person as detailed in the Act.

PLEASE BE AWARE THAT THE CURRENT TENANT WILL NOT BE SERVED WITH NOTICE PRIOR TO COMPLETION.

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

