

**93 Princes Street**  
**Mansfield, Nottinghamshire NG18 5SL**  
**£95,000**

- A TWO BEDROOMED, THREE STOREY TERRACE PROPERTY, VACANT POSSESSION
- THEY HAVE NOW DECIDED THEY WOULD PREFER TO SELL THE PROPERTY THOUGH
- LOUNGE AND DINING ROOM, WHICH WOULD MAKE AN IDEAL BREAKFAST KITCHEN
- GROUND FLOOR WET ROOM, TWO BEDROOMS TO THE FIRST FLOOR AND ATTIC ROOM
- POPULAR RENTAL LOCATION, ON THE EDGE OF MANSFIELD TOWN CENTRE
- OUR CLIENTS HAVE BEGUN A PROGRAM OF UPGRADING FOR RENTAL PURPOSES
- RECENTLY RE-WIRED AND GAS HEATING VIA A GLOW-WORM COMBINATION BOILER
- SMALL KITCHEN WITH FITTED UNITS AND BUILT IN OVEN AND HOB (NOT TESTED)
- THERE IS AN outhouse TO THE REAR OF THE PROPERTY AND GARDEN AREA
- POTENTIAL ACHIEVABLE RENT (ONCE WORKS COMPLETED) IN THE REGION OF £750-£800PCM

## 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 Stockwell Gate in the centre of Mansfield, turn left onto Dallas Street, following the road round before turning right onto Rooth Street. Turn right onto Victoria Street and fork left at the end of here, which is Princes Street. The property is towards the top of here on the left-hand side.

## ACCOMMODATION COMPRISES

### LOUNGE

**3'46m x 344m (0.91mm x 104.85mm)**

UPVC double glazed window to the front. Radiator, Cupboard housing the gas and electric meters and 'new' consumer unit.

### INNER LOBBY

With stairs to the first floor.

### DINING ROOM

**13'2" x 11'3" (4.03m x 3.43m)**

UPVC door and window to the rear. Radiator. Under stair cupboard. Allowing for the size of the kitchen, prospective buyers may wish to consider making the dining room a breakfast kitchen and using the existing kitchen as a utility room.

### KITCHEN

**7'1" x 4'11" (2.18m x 1.51m)**

Units to one side, work top and stainless-steel sink unit and single drainer. Built in electric oven and gas hob (appliances not tested). Space for washing machine. UPVC window.



### WET ROOM

Electric shower, wash hand basin and WC. Full tiling to the walls and floor. UPVC obscure glaze.



## FIRST FLOOR

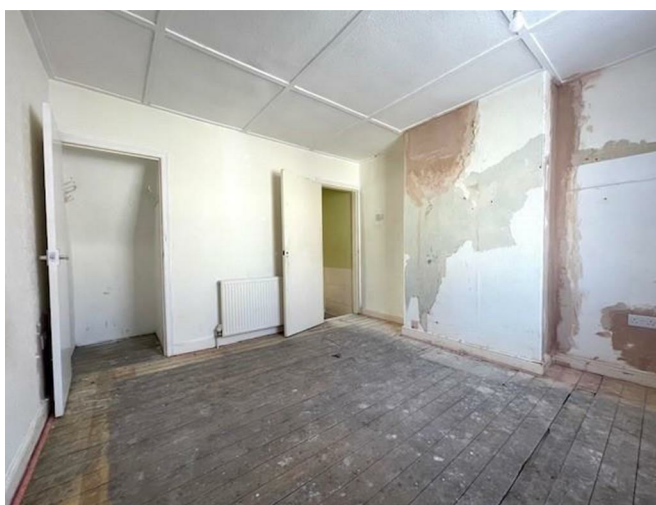
### LANDING

Having stairs leading to the attic room.

### BEDROOM ONE

**11'4" x 11'3" (3.47m x 3.44m)**

UPVC double glazed front elevation. Radiator. Built in storage.



### BEDROOM TWO

**11'3" x 10'8" (3.44m x 3.26m)**

UPVC double glazed rear aspect. Radiator. Cupboard housing Glow-worm combination boiler.



## SECOND FLOOR



### ATTIC ROOM

**11'3" x 10'11" plus recess (3.45m x 3.34m plus recess)**

Radiator, single glazed window and access to remaining eaves space.



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. MA5790/9.5.2025

### OUTSIDE

There is an outhouse attached to the rear of the property. Enclosed rear 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

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	52	80
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) 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 