

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

64 Newcastle Avenue, Worksop



- **Excellent Centrally Located Investment Opportunity**
- **Includes Four Self Contained Dwellings With Parking**
 - **Presently Producing Approx £24,000 Per Annum**

This converted three storey property includes 4 individual accommodation units and is centrally located with easy access to the town centre and other amenities. The units are arranged with two on the ground floor, and one of each on the first and second floors. To the rear of the building is a communal parking area accessed from the rear.

Offers over £200,000

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In Summary:

Flat One – Ground Floor

EPC Grade C

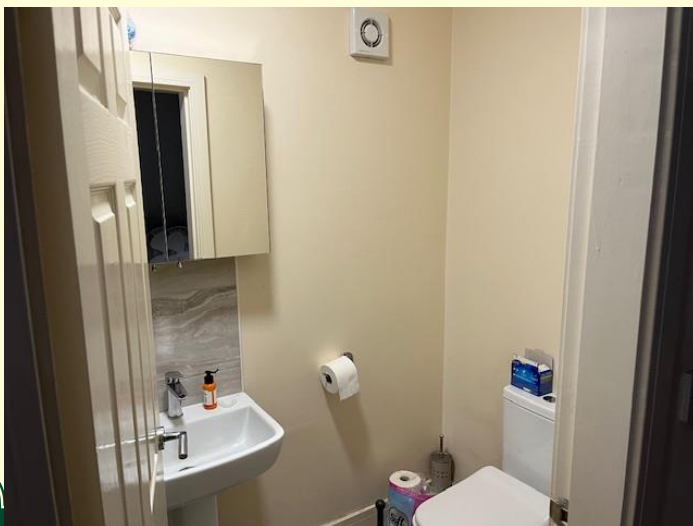
Lounge/Bedroom 11'4" x 10'8" (3.45m x 3.25m)

Kitchen 14'4" x 11'6" (4.36m x 3.50m):

With built in units, oven, and hob.

Shower Room:

With WC, hand basin and shower enclosure.



Flat Two – Ground Floor

EPC Grade D

Lounge/Bedroom 12' x 9'4" (3.65m x 2.84m)

Kitchen/Diner -13' x 9'4" (3.96m x 2.84m)

With built in units, oven and hob.

Shower Room

With WC, hand basin, and shower cubicle.



Flat Three – First Floor

EPC Grade C

Lounge

Bedroom

Kitchen/Diner

With fitted units, oven, and hob.

Shower Room

With WC, hand basin, and shower cubicle.



Flat Four – Second Floor

EPC Grade C

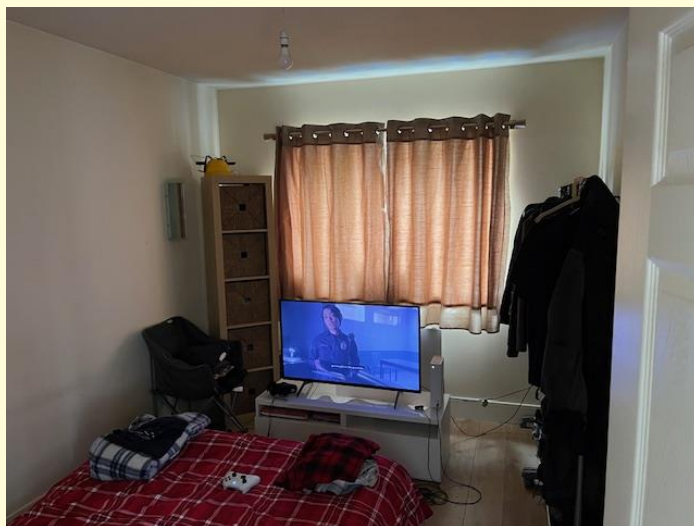
Lounge 13'11" x 11'7" (4.24m x 3.53m)

Kitchen

With fitted units, oven, and hob.

Shower Room

With WC, hand basin, and shower cubicle.



Outside The Property

There is a communal parking area accessed from the rear.

Current Tenancies

The sale is subject to the current AST tenancies that are currently producing approx. £24,000 per annum

Viewing

In advance of any viewing interested parties are requested to provide evidence of funds to purchase.

Floorplans:



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.