



29 Bagshaw Street, Pleasley NG19 7SA

Asking Price £99,950

ATTENTION BUY TO LET LANDLORDS AND FIRST TIME BUYERS! A traditional townhouse with excellent potential for the rental market and an affordable starter home.

- **SPACIOUS THROUGH LOUNGE/DINING ROOM**
- **MODERN BATHROOM**
- **KITCHEN WITH OVEN AND HOB**
- **NOW VACANT**
- **THREE BEDROOMS ON UPPER TWO FLOORS**

DESCRIPTION AND SITUATION

The sale of this traditional townhouse will be of immediate interest to the first time buyer looking for an affordable starter home as well as the prudent buy to let investor searching for a property with excellent potential for the rental market.

The property is generally well appointed. It provides well proportioned living accommodation complemented by three bedrooms on the upper two floors.

The property is situated in an area where there is generally high demand for rented accommodation, similar three bedroomed terraced houses on Bagshaw Street have been recently offered for rent at £775 per calendar month exclusive. The property gains good, vehicular access into Mansfield town centre with all of its facilities and enjoys rapid access to the main road network leading to Junction 29 of the M1 as well as the neighbouring township of Shirebrook.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above. An early inspection is thoroughly recommended.

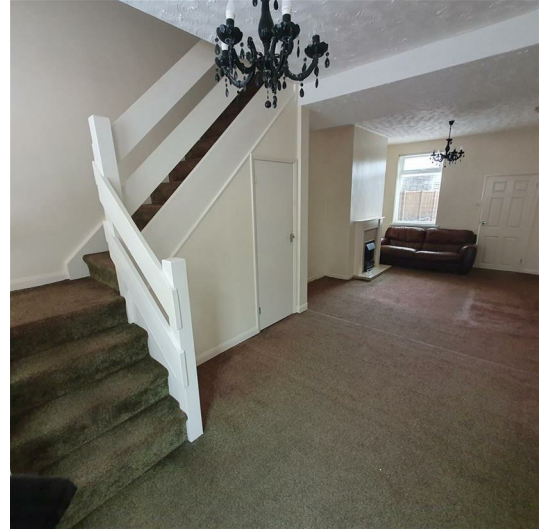
ACCOMMODATION

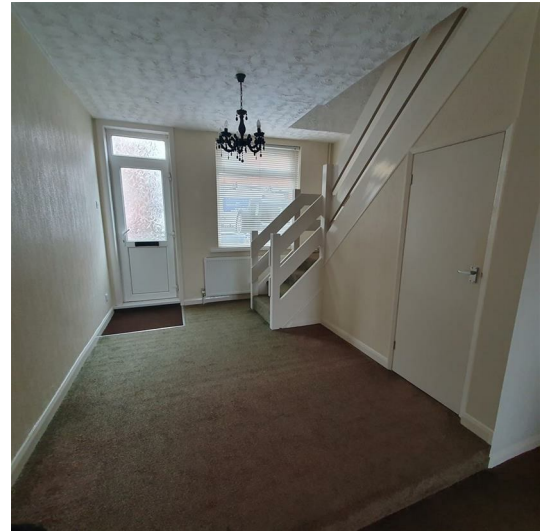
The main accommodation with approximate room sizes may be more fully described as follows:



THROUGH LOUNGE/DINING ROOM 11'6" x 26'10" (3.51m x 8.18m)

Electric focal fire, staircase giving access to the first floor accommodation, two central heating radiators. double glazed windows to both front and rear elevations.



**KITCHEN 14'10" x 5'10" (4.54m x 1.78m)**

Equipped with stainless steel single drainer sink unit, four ring electric hob/oven with extractor fan above, plumbing for washer, space for fridge. Ceramic floor tiles. Double glazed window. Double glazed UPVC door to rear gardens.

**FIRST FLOOR:****LANDING**

With staircase giving access to the second floor accommodation.

BEDROOM 11'5" x 12'0" (3.5m x 3.68m)

cupboard containing the gas boiler. Double glazed window and central heating radiator.

**BEDROOM 7'11" x 11'0" (2.42m x 3.36m)**

Double glazed window and central heating radiator.



SECOND FLOOR:

LANDING

BEDROOM 6'1" x 7'6" + 5'4" x 4'2" plus dormer window (1.86m x 2.31m + 1.63m x 1.28m plus dormer window)

Double glazed dormer window and central heating radiator.



BATHROOM/WC 6'1" x 7'6" (1.86m x 2.3m)

Equipped with a bath with shower from mixer tap and screen above, wash hand basin, WC. Central heating radiator and Velux type window to the rear roof slope.



OUTSIDE

The property is flush fronted to the pavement. Unrestricted on street parking is available on Bagshaw Street. The rear gardens are, essentially, low maintenance in nature being covered in concrete.

**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

All mains services are available and connected. Drainage is to the main sewer. According to the Find My Street website, Bagshaw Street is a public highway maintainable at the public expense.

COUNCIL TAX

The local authority is Mansfield District Council. The property is listed within Band A for Council Tax purposes.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on 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 or warranty in respect of the property.

