



**17 Stafford Street,
Mansfield, Nottinghamshire NG19 6AN**

- TWO BEDROOM END TERRACE PROPERTY, TO BE SOLD WITH TENANTS IN SITU
- COMBINATION BOILER, UPVC DOUBLE GLAZING, LIGHTWEIGHT RE-TILED ROOF
- TWO DOUBLE BEDROOMS & BATHROOM INCLUDING THREE PIECE SUITE
- ON STREET PARKING IS USUALLY READILY AVAILABLE ON STAFFORD STREET
- CURRENTLY ACHIEVING £650.00 PCM, PROVIDING A GROSS RETURN OF 7.1%
- LOUNGE, DINING ROOM & FITTED KITCHEN WITH BUILT IN OVEN & HOB
- SMALL GARDEN TO THE FRONT & PRIVATE REAR GARDEN WITH LAWN
- SOUGHT AFTER LOCATION, CLOSE TO SCHOOLING & AMENITIES

£110,000

VIEWING

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

DIRECTIONS

From Mansfield, travel clockwise around Rosemary Street, turning left at the traffic lights onto Westfield Lane. Further up here, turn left onto Stafford Street. The property is then on the right hand side.

ACCOMMODATION COMPRISES

LOUNGE

14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed door and window to the front. Radiator, laminate flooring and stairs rising to the first floor. Cupboard housing the gas and electric meters and consumer unit above.

DINING ROOM

12'3 x 11'6 (3.73m x 3.51m)

Radiator, laminate flooring and UPVC double glazed rear aspect.

KITCHEN

12'6 x 6'4 (3.81m x 1.93m)

Fitted with a range of base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven and separate hob. UPVC double glazed door and window. Radiator. Tiled flooring.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

12' x 12' (3.66m x 3.66m)

UPVC double glazed front elevation. Radiator.

BEDROOM TWO

11'5 x 9'3 (3.48m x 2.82m)

UPVC double glazed rear elevation. Radiator. Loft hatch.

BATHROOM

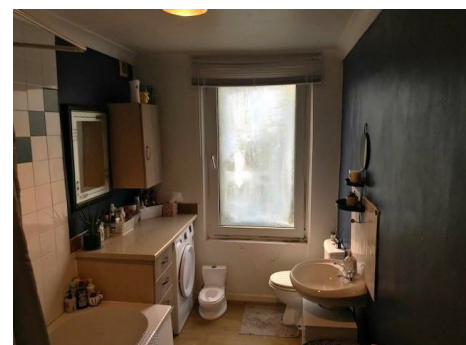
Comprising panelled bath with electric shower, wash hand basin and WC. Fully tiled bath surround. UPVC double glazed obscure glaze. Radiator, laminate flooring and cupboard housing the combination boiler.

OUTSIDE

There is an enclosed garden area to the front. The garden to the rear is then mainly grass.

PLEASE NOTE

We have not taken internal photographs of this property, in order to respect the tenants privacy. Furthermore, notice will not be served on these tenants prior to completion. The property is to be purchased with the tenants in situ.



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.

MA5583/23.11.2023

