



**21 Hollington Way**  
**Mansfield, Nottinghamshire NG18 3QW**  
**£140,000**

- A SIZEABLE, FOUR BEDROOM SEMI-DETACHED HOUSE, CURRENTLY TENANTED.
- PORCH OR ENTRANCE AREA, LEADING TO UTILITY/STORE AND THEN AN INNER HALLWAY.
- THREE DOUBLE BEDROOMS (TWO WITH FITTED WARDROBES) AND ONE SINGLE BEDROOM.
- ENCLOSED LAWNED GARDEN TO THE REAR, FENCED FRONTAGE AND PARKING AREA.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- LOUNGE, SEPARATE DINING ROOM AND FITTED BREAKFAST KITCHEN (BUILT IN OVEN AND HOB).
- FULLY TILED BATHROOM WITH THREE PIECE SUITE AND ADDITIONAL, GROUND FLOOR WC.
- CURRENT RENT IS £660PCM (INCREASE PENDING), PRODUCING 5.7% GROSS RETURN.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS

Leave Mansfield via Southwell Road West and on the outskirts of the town, turn left at the traffic lights onto Oak Tree Lane. At the bottom of here, turn right onto Eakring Road and then right onto Jubilee Way North. Turn right onto Edale Road and, finally, right again onto Hollington Way.

## ACCOMODATION COMPRISES

### PORCH

providing access to a utility room/store, which houses the wall mounted combination boiler.

### INNER HALL

With stairs to the first floor. Access from the hallway to the lounge, kitchen and ground floor cloaks (WC).

### CLOAKROOM

Wash hand basin and WC. UPVC obscure glaze.

### LOUNGE

**14'1 x 11'10 (4.29m x 3.61m)**

Tiled fireplace and hearth, feature surround and living flame electric fire. UPVC patio doors leading to the rear garden. Radiator.

### BREAKFAST KITCHEN

**10'8 x 9'5 (3.25m x 2.87m)**

Fitted with light oak style base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven and hob. Integrated fridge. UPVC front aspect, radiator and tiled flooring.

### DINING ROOM

**11'9 x 11'1 (3.58m x 3.38m)**

UPVC door and window to the rear. Radiator.

### FIRST FLOOR

### LANDING

Access to the loft space. Radiator. UPVC rear elevation.

### BEDROOM ONE

**13'2 x 9'7 (4.01m x 2.92m)**

UPVC front elevation. Radiator.

### BEDROOM TWO

**12'0 into wardrobes x 11'1 (3.66m into waedrobes x 3.38m)**

Full length fitted wardrobes to one wall. Radiator. UPVC rear elevation.

### BEDROOM THREE

**12'1 x 11'0 into wardrobes (3.68m x 3.35m into wardrobes)**

Full length fitted wardrobes to one wall. UPVC rear elevation. Radiator.

### BEDROOM FOUR

**9'4 x 6'3 (2.84m x 1.91m)**

Radiator. UPVC front elevation.

### BATHROOM

Three piece pastel suite comprising panelled bath, wash hand basin and WC. Mains shower, radiator, UPVC obscure glaze and full tiling to the walls.



### OUTSIDE

There is a gated frontage to the property and an enclosed lawned garden to the rear.



### **PLEASE NOTE**

OUR CLIENT WILL NOT BE LOOKING TO SERVE NOTICE ON THE TENANT PRIOR TO COMPLETION. THE PROPERTY SHALL BE PURCHASED, SUBJECT TO THE TENANT IN OCCUPATION. THE TENANT HAS LIVED AT THE PROPERTY FOR MANY YEARS AND WE WOULD LIKE TO THINK THAT ANY FUTURE BUYER COULD REACH AN AGREEMENT FOR THEM TO REMAIN.

### **TAX BAND**

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. MA5631/19.3.2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

