



28 Harrington Street
Mansfield, Nottinghamshire NG18 5LS
£115,000

- A TWO BEDROOM MID TERRACE, TO BE SOLD WITH THE TENANT TO REMAIN IN OCCUPATION.
- GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING THROUGHOUT.
- TWO DOUBLE BEDROOMS AND BATHROOM WITH WHITE SUITE AND ELECTRIC SHOWER.
- CONVENIENT LOCATION, JUST OFF SUTTON ROAD, WITH DIRECT ACCESS TO THE TOWN CENTRE.
- CURRENT RENT £660PCM, PRODUCING A GROSS RETURN ON INVESTMENT OF 6.9%.
- ENTRANCE HALL, TWO RECEPTION ROOMS AND EXTENDED KITCHEN TO THE REAR.
- ENCLOSED FRONT GARDEN AND REAR GARDEN WITH GRAVELLED AREA AND LAWN.

VIEWING:

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

DIRECTIONS:

From the centre of Mansfield head onto Stockwell Gate, which then becomes Sutton Road. Turn right onto Spencer Street and then left onto Harrington Street. The property is then on the right hand side.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

UPVC front door. Built in cloaks.

DINING ROOM

11'1 x 8'9 (3.38m x 2.67m)

UPVC double glazed front aspect. Radiator. Fireplace with marble hearth and insert. Meter cupboard.



LOUNGE

12'2 x 12'0 (3.71m x 3.66m)

UPVC double glazed rear aspect, radiator with cover and stairs leading to the first floor accommodation.



KITCHEN

17'8 x 5'1 increasing to 6'7 (5.38m x 1.55m increasing to 2.01m)

With a range of fitted base and eye level units, work surfaces and stainless steel sink unit and single drainer. Double UPVC aspect, UPVC back door, radiator and tiled flooring.



FIRST FLOOR.

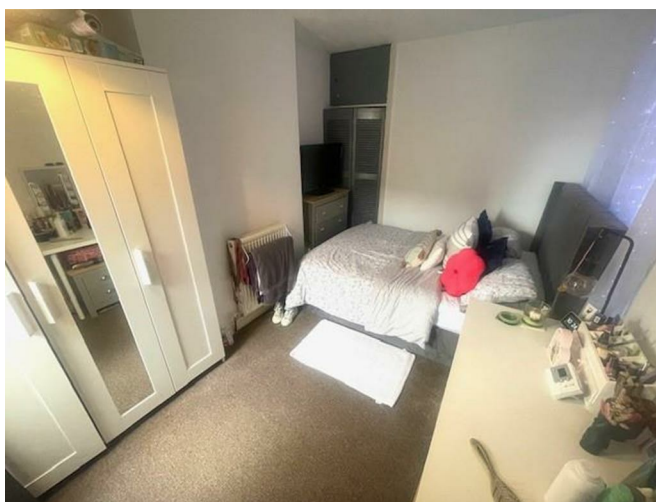
LANDING

With access to the loft space.

BEDROOM ONE

11'9 x 10'10 (3.58m x 3.30m)

UPVC double glazed front elevation, radiator and recessed storage space.



BEDROOM TWO

12'2 x 9'0 (3.71m x 2.74m)

UPVC double glazed rear elevation, radiator and built in cupboard.

BATHROOM

White suite comprising panelled bath, wash hand basin and WC. Electric shower over the bath, tiled bath surround, radiator, UPVC obscure glaze and cupboard housing the combination boiler.



OUTSIDE

There is an enclosed garden to the front, adding privacy to the property. The rear garden has a gravelled seating area and lawn.

The property is in council tax band A (Mansfield District Council).

PLEASE NOTE

This property is to be sold with the tenant in situ. Our client is not looking to serve notice and, therefore, there won't be vacant possession on completion.

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.

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.**

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. MA5638/05/04/2024.

