



Offers In The Region Of £100,000 Freehold

108 LEEMING LANE SOUTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AJ

BuckleyBrown
ESTATE AGENTS

NOW SOLD EMPTY!

UNLOCK THE POTENTIAL!...

This two-bedroom terraced property in the sought-after Mansfield area of Woodhouse presents an excellent opportunity for investors. With a tenant in situ, it offers immediate rental income alongside the benefits of a convenient location close to local shops, schools, and amenities.

Inside, there is a living room providing a comfortable space to relax, a separate dining room ideal for family meals or entertaining, and a kitchen that is ready for everyday cooking.

Upstairs, the property features two bedrooms and a bathroom, offering a functional layout.

Outside, the home benefits from a low-maintenance frontage, while the rear garden is mostly laid to lawn, complemented by surrounding shrubs and fencing, creating a pleasant and private outdoor area.

Call today to arrange a viewing!!!





Living Room 11'5" x 11'6"

With laminate flooring and a window to the front elevation.

Dining Room 11'5" x 13'4"

With carpeted flooring, feature fireplace and a window to the rear elevation.

Kitchen 6'0" x 13'1"

Complete with a range of matching wall and base units and worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window and door to the side elevation.

Bedroom One 11'6" x 11'7"

With carpeted flooring and a window to the front elevation.

Bedroom Two 8'5" x 13'5"

With carpeted flooring and a window to the rear elevation.

Bathroom 5'10" x 11'1"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

Low maintenance frontage. The rear garden is mostly laid lawn, with surrounding shrubs and fencing.

Agent Note

With an expected potential rental income of £750pcm (9% yield), subject to market conditions, and specification.

****rental predictions and yields are not guaranteed and purely speculative.****





Ground Floor
47 Sq.m/ 501.54 Sq.ft
Approx



First Floor
43 Sq.m/ 467.55 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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NG19 9AJ



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