



**14 Browning Street,
Mansfield, Nottinghamshire NG18 5PH**

- A TWO BEDROOMED MID TERRACE PROPERTY, CLOSE TO THE TOWN CENTRE.
- COMBINATION BOILER, UPVC DOUBLE GLAZING, CARPETS AND CURTAINS/BLINDS.
- FITTED KITCHEN WHICH ALSO INCLUDES INTEGRATED ELECTRIC OVEN AND HOB.
- TO THE FRONT, ON STREET, PERMIT HOLDER PARKING IS AVAILABLE.
- WELL LOCATED WITH EXCELLENT TRANSPORT LINKS TO MAJOR ROUTEWAYS.
- PREVIOUSLY RENTED, NOW OFFERED WITH IMMEDIATE VACANT POSSESSION.
- LOUNGE TO THE FRONT AND SEPARATE DINING ROOM WITH UNDER STAIR CUPBOARD.
- TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE-PIECE WHITE SUITE.
- THERE IS AN ENCLOSED GARDEN TO THE REAR AND TWO ATTACHED OUT HOUSES.
- LIKELY RENTAL INCOME IN THE REGION OF £750PCM (8.6% GROSS RETURN).

£105,000

VIEWING:

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

DIRECTIONS:

from the bottom of Stockwell Gate, travel clockwise along Rosemary Street. Turn left at the traffic lights onto Ladybrook Lane and then left onto Browning Street. The property is on the right-hand side.

ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

11'7 x 11'2 (3.53m x 3.40m)

UPVC double glazed front window and UPVC front door. Radiator. Metal consumer unit. Cupboard housing the gas and electric meters.

DINING ROOM

12'4 x 11'6 (3.76m x 3.51m)

UPVC double glazed rear aspect. Radiator. Under stair cupboard. Stairs to the first floor.

KITCHEN

11'8 x 6'5 (3.56m x 1.96m)

Including base and eye level fitments, work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven and hob. Wall mounted combination boiler. UPVC double glazed window and UPVC rear door. Radiator. Tiled flooring.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

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

UPVC double glazed front elevation, radiator and cast-iron fire grate. Built in cupboard with loft access.

BEDROOM TWO

12'4 x 8'6 (3.76m x 2.59m)

Cast-iron fire grate. Radiator and UPVC double glazed rear elevation.

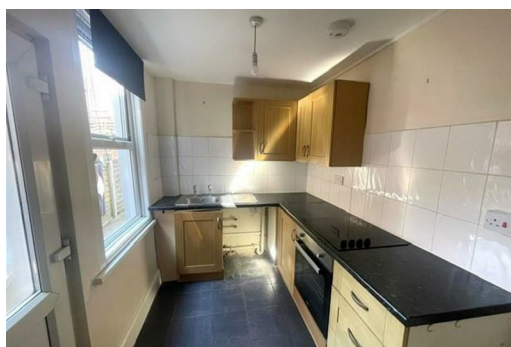
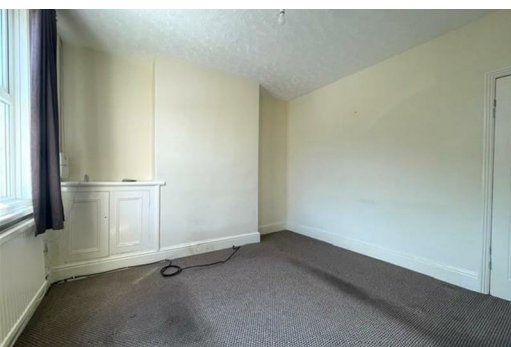
BATHROOM

11'8 x 6'6 (3.35m'2.44m x 1.83m'1.83m)

Three-piece white suite comprising panelled bath with shower attachment, wash hand basin and WC. Tiled surrounds, radiator and UPVC obscure glaze.

OUTSIDE

Browning Street is a 'no-through' road and has residents permit holder parking. To the rear there is a concreted yard/garden and two outhouses attached to the property.



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. M5906



