



84 Union Street
Mansfield, Nottinghamshire NG18 1RP
£100,000

- A TWO BEDROOMED END OF TERRACE, IN POPULAR RENTAL LOCATION
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND EICR DATED JUNE 2024
- TWO DOUBLE BEDROOMS AND SHOWER ROOM – SHOWER, WASH BASIN AND WC
- CONVENIENT LOCATION ON THE VERY EDGE OF THE TOWN CENTRE
- PREVIOUSLY TENANTED BUT NOW OFFERED FOR SALE WITH VACANT POSSESSION
- TWO RECEPTION ROOMS AND FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- SMALL FRONTAGE, GARDEN TO THE REAR AND ATTACHED OUTBUILDINGS
- POTENTIAL RENTAL INCOME IN THE REGION OF £750PCM (9% GROSS RETURN)

VIEWING:

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

DIRECTIONS:

Union Street is a one-way street, accessed directly off Quaker Way in Mansfield town centre.

ACCOMMODATION COMPRISES

LOUNGE

13'5 into bay x 11'10 (4.09m into bay x 3.61m)

UPVC double glazed square bay to the front. Radiator. Cupboard housing the tin consumer unit (certificated 06/24). Gas meter.

DINING ROOM

11'9 x 11'3 (3.58m x 3.43m)

UPVC double glazed rear aspect. Radiator, shelved cupboard, under stair cupboard and stairs rising to the first floor.



KITCHEN

11'2 x 6'4 (3.40m x 1.93m)

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, hob and cooker hood. UPVC double aspect. Door to rear, radiator and tiled flooring.

FIRST FLOOR

LANDING

access to the loft space.

BEDROOM ONE

11'8 x 11'2 (3.56m x 3.40m)

UPVC double glazed front elevation, radiator and built in storage.



BEDROOM TWO

11'4 x 8'7 (3.45m x 2.62m)

Radiator. UPVC double glazed rear elevation.



SHOWER ROOM

Corner shower cubicle with mermaid panelling, wash hand basin and WC. Cupboard housing the combination boiler. Radiator. UPVC obscure glaze.



OUTSIDE

The property has a small, enclosed frontage,

increasing privacy inside. There is then a garden to the rear and two attached outhouses.

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. MA5897/01.06.26

