



**32 Portland Street,  
Mansfield, Nottinghamshire NG18 1HD**

- TWO BEDROOM TERRACED HOUSE
- GAS CENTRAL HEATING
- LOUNGE, SEPARATE DINING ROOM AND KITCHEN
- ENCLOSED REAR COURTYARD
- CURRENTLY RENT IS £650.00 PER CALENDAR MONTH PRODUCING A GROSS YIELD OF 11% BASED ON THE ASKING PRICE
- CLOSE TO MANSFIELD TOWN CENTRE AND LOCAL AMENITIES
- DOUBLE GLAZING
- TWO BEDROOMS AND BATHROOM
- CURRENTLY TENANTED AND NOTICE WILL NOT BE SERVED ON THE TENANT
- WE DO NOT TAKE INTERNAL PHOTOGRAPHS, DUE TO THE PRIVACY OF THE TENANT

**Offers Over £65,000**

## VIEWING:

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

## DIRECTIONS:

From our office, proceed along St Peter's Way (A60) in an easterly direction and Portland Street is at the next traffic lights. The property is opposite this junction.

## NB

Please note that we do not take internal photographs, due to the privacy of the tenant

## ACCOMMODATION COMPRISES

A part leaded glazed UPVC door leads to:

### LOUNGE

**12'0" max x 11'5" (3.66m max x 3.50m)**

Fitted carpet, UPVC double glazed window to the front elevation, radiator and meter cupboard.

An inner lobby has under stair access to the cellar.

### DINING ROOM

**11'10" max x 11'5" (3.63m max x 3.49m)**

Stairs off, radiator, fitted carpet, UPVC double glazed window to rear aspect and through to:

### KITCHEN

**13'10" x 5'11" (4.24m x 1.81m)**

Pine effect wall and base units with roll edge worktops, stainless steel sink and drainer with mixer tap, gas point for a cooker, plumbing for washing machine, vinyl floor, radiator, wall mounted combi boiler, 2 x UPVC double glazed windows to the rear elevation, part tiled splashbacks and part glazed UPVC door to the rear.

## FIRST FLOOR

### LANDING

Fitted carpet and access to all rooms on this floor.

### BEDROOM ONE

**12'0" max x 11'8" (3.67m max x 3.57m)**

UPVC double glazed window to the front elevation, fitted carpet and radiator.

### BEDROOM TWO

**11'5" x 7'9" (3.48m x 2.37m)**

Fitted carpet, radiator, UPVC double glazed window to rear aspect and built-in cupboard with loft access within.

### BATHROOM

**6'7" into eaves x 5'11" (2.03m into eaves x 1.82m)**

White 3-piece suite comprising a bath with shower over, W/C and sink with pedestal, vinyl flooring and opaque UPVC double glazed window to rear elevation.

## **OUTSIDE**

Accessed directly from the pavement at the front with a rear, enclosed courtyard. NB number 34 Portland Street has a right of access across the rear yard.

Council tax band: A (Mansfield District Council)

## **NB**

This property in a Selected Licensing Area (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. MA5819/8.8.25

