



30 Laurel Avenue, Mansfield

£115,000 Freehold

Modern two-bedroom mid-terrace with tenant in situ. Open-plan living, fitted kitchen, stylish bathroom, garden views, managed tenancy, compliant and income-producing. Ideal turnkey investment.

Council Tax band: A | Tenure: Freehold | EPC: C

An excellent opportunity to acquire a fully managed, income-producing investment property, offered for sale with the current tenant in situ. This well-presented two-bedroom mid-terraced house combines modern living with practical appeal, making it an attractive addition to any investment portfolio.

The property features a bright and spacious open-plan living and dining area with attractive wooden flooring, flowing seamlessly into a contemporary fitted kitchen. The kitchen benefits from modern cabinetry, integrated appliances, and pleasant views over the rear garden. Upstairs, there are two well-proportioned bedrooms, including built-in storage, together with a stylish family bathroom featuring a walk-in shower and modern finishes.

Additional benefits include double-glazed windows throughout, a dedicated utility area with integrated washing machine, a modern boiler, and external access to the rear of the property. The attractive brick façade and quiet residential location further enhance the property's long-term rental appeal.

The property is currently tenanted and is being sold with the tenant in situ, providing immediate rental income from completion. The tenancy is professionally managed by Pinewood Properties and the property is fully compliant with current rental legislation, including the forthcoming Renters' Rights requirements. Up-to-date compliance documentation is in place, including a valid Electrical Installation Condition Report (EICR), Energy Performance Certificate (EPC), and Gas Safety Certificate.

This represents a turnkey investment opportunity with established management, a compliant tenancy, and a well-maintained property already generating rental income.





Lounge

12' 0" x 12' 0" (3.65m x 3.65m)

To the front aspect with a neutral decor, central heating radiator, UPVC window and wood flooring. The previous occupier had a wall mounted TV.

Kitchen

15' 1" x 8' 9" (4.59m x 2.67m)

Through a lovely archway to the spacious kitchen. With lots of worktop space and cupboard storage, an integrated hob, oven and extractor, an integrated under counter fridge and freezer and a porcelain sink, fully tiled floor and a UPVC window looking out to the rear garden.





Bedroom 1

9' 0" x 7' 10" (2.74m x 2.39m)

A spacious master bedroom with fitted wardrobes, 2 x UPVC windows, fitted carpet and a central heating radiator.

Bedroom 2

13' 1" x 10' 9" (3.98m x 3.28m)

With neutral décor, UPVC window, central heating radiator and fitted carpet.

Shower Room

6' 10" x 5' 10" (2.09m x 1.79m)

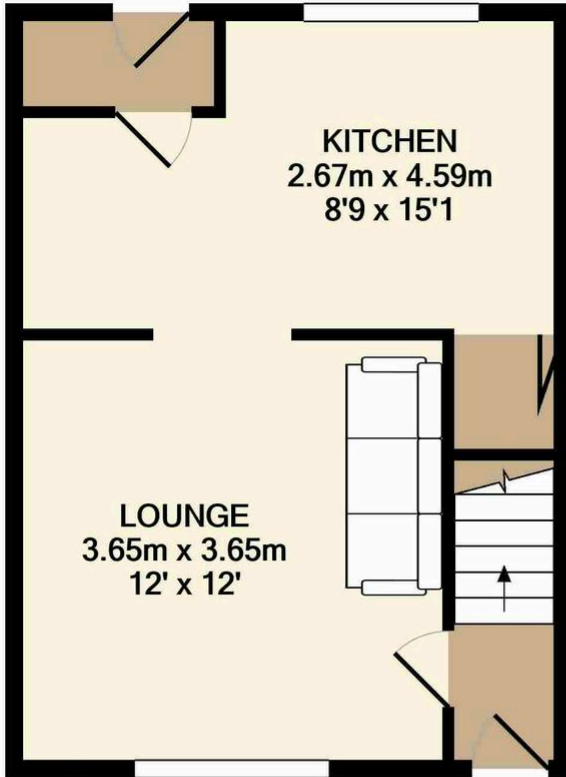
With a shower cubicle and electric shower, pedestal wash basin and low flush WC.

Utility

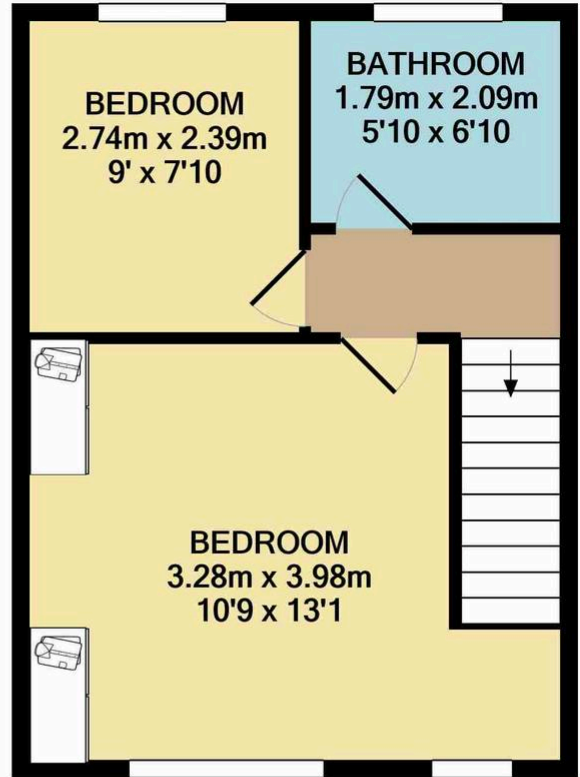
The utility is to rear with a space for a washing machine and the central heating boiler is located here.







GROUND FLOOR
APPROX. FLOOR
AREA 29.3 SQ.M.
(316 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 29.3 SQ.M.
(316 SQ.FT.)

TOTAL APPROX. FLOOR AREA 58.6 SQ.M. (631 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

If you would like more info or to view the full listing then please visit our website at pinewoodproperties.co.uk or give us a call on 01246 810519.