



39 Stafford Street, Mansfield

£114,950 Freehold

Well-maintained two-bed terrace with tenant in situ, open plan living, modern kitchen and bathroom, gas central heating, fully compliant, freehold, strong rental appeal, Council Tax Band A.

Tenure: Freehold | EPC: E

An excellent opportunity to acquire a well-maintained, income-generating buy-to-let property, offered for sale with a long-term tenant in situ. This traditional two-bedroom terrace provides immediate rental income and represents a turnkey investment for both experienced landlords and those looking to expand their portfolio.

The accommodation comprises a spacious open plan reception room, offering flexible living and dining space, together with a modern kitchen. The property benefits from gas central heating system.

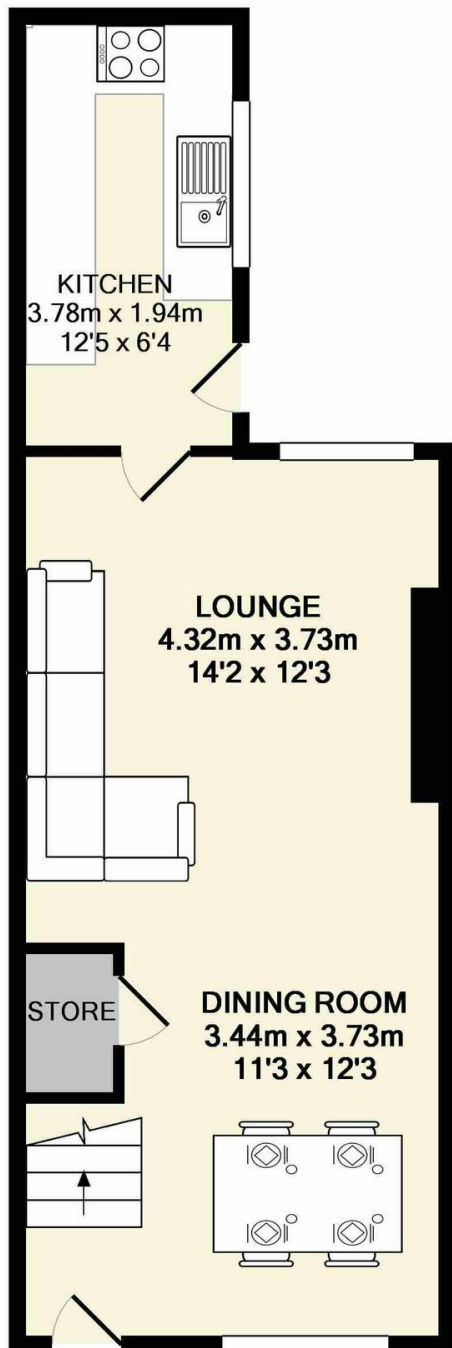
Upstairs, the property offers two well-proportioned bedrooms and a modern bathroom suite. The current tenant has maintained the property to an excellent standard, with tasteful neutral décor throughout creating a bright, clean, and welcoming environment.

The property is currently tenanted and is being sold with the tenant in situ, allowing a seamless transition of ownership and uninterrupted rental income from completion. The tenancy is professionally managed through Pinewood Properties and the property is fully compliant with current rental legislation, including Renters' Rights requirements. All key compliance documentation is in place, including a valid Electrical Installation Condition Report (EICR), Energy Performance Certificate (EPC), and Gas Safety Certificate.

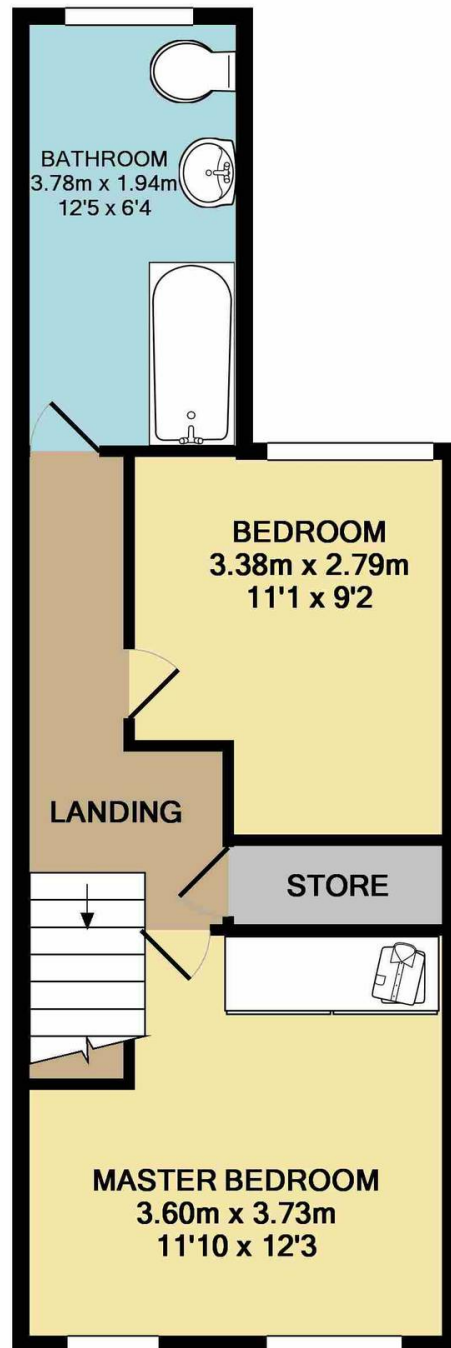
Conveniently located close to local amenities, schools, shops, and public transport links, the property continues to demonstrate strong rental appeal. Offered on a freehold basis and falling within Council Tax Band A, this represents a low-maintenance, fully compliant investment opportunity with established management and an existing tenant already in place.







GROUND FLOOR
APPROX. FLOOR
AREA 35.7 SQ.M.
(384 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)

39 STAFFORD STREET, MANSFIELD
TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (775 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
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