

PINEWOOD



Yew Tree Avenue, Forest Town, Mansfield, Notts NG19 0JF

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Offers In The Region Of £125,000



INVESTMENT OPPORTUNITY... This property is to be sold with the tenant in situ following retirement of the current landlord, allowing for immediate rental income. Currently, the tenants pay £655 per calendar month, which translates to a commendable yield of 6.3%. All necessary certificates are in place, ensuring compliance with safety and regulatory standards. The tenants are well known to Pinewood and have been a pleasure to work with, long serving with over 8 years tenure at the property.

The property: Nestled in Forest Town, Mansfield, this semi-detached house at Yew Tree Avenue presents an excellent investment opportunity. The property boasts a spacious layout with off street parking.

The house features four spacious bedrooms, making it ideal for families or those seeking extra space. The single reception room offers a welcoming area for relaxation and social gatherings, while the bathroom is conveniently located to serve the household's needs.

With its appealing location and established rental history, this semi-detached house is not just a home but a sound investment for those looking to expand their property portfolio. Whether you are a seasoned investor or new to the market, this opportunity should not be overlooked.

Please contact Pinewood for details.

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| <ul style="list-style-type: none">■ INVESTMENT OPPORTUNITY■ SPACIOUS LOUNGE / DINER■ FAMILY BATHROOM■ GREAT TRANSPORT LINKS■ BOILER GUARANTEED UNTIL 5.4.2028 | <ul style="list-style-type: none">■ FOUR BEDROOM SEMI-DETACHED■ LARGE KITCHEN / DINER■ CLOSE TO LOCAL SCHOOLS■ OFF STREET PARKING■ FREEHOLD - COUNCIL TAX BAND A |
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Lounge/Diner

22'0" x 11'7" (6.70m x 3.53m)

This bright and welcoming lounge/diner offers a generous space for both relaxation and dining. It features a bay window that floods the room with natural light, and a charming fireplace adds a cosy focal point. The room's elongated layout provides plenty of space for comfortable seating arrangements and a dining area.

Kitchen/Diner

17'10" x 11'11" (5.44m x 3.62m)

The kitchen/diner is generously sized, offering ample room for both cooking and dining. It features practical units and work surfaces arranged in an L-shape, with a sink positioned beneath a window overlooking the rear. Space is available for essential appliances including a washing machine and fridge-freezer. There is also a cosy breakfast nook area, highlighted by patterned wallpaper and seating that makes this a charming spot for casual meals. A door leads directly to the outside garden area.

Master Bedroom

11'9" x 11'6" (3.58m x 3.51m)

A spacious double bedroom with a large window that lets in plenty of natural light. The room has soft floral wallpaper adding a gentle, calming feel, and it provides ample space to accommodate a double bed and additional bedroom furniture, creating a restful retreat.

Bedroom 2

11'6" x 8'8" (3.51m x 2.64m)

This bedroom is well-proportioned with a window overlooking the front. It offers plenty of space for a single bed and storage, making it a versatile room for children, guests, or a home office.

Bedroom 3

10'2" x 8'10" (3.09m x 2.68m)

A compact bedroom with good natural light from the window. fits a double bed, offering flexibility to suit different needs.

Bedroom 4

10'8" x 6'8" (3.25m x 2.02m)

This bedroom is the smallest of the four, with a window to the rear and space for a single bed. It is ideal as a child's room or a quiet study space.

Bathroom

5'8" x 8'2" (1.73m x 2.49m)

The bathroom includes a bath with overhead shower, a pedestal basin, and a toilet. Two windows provide natural light and ventilation, creating a bright and practical space.

Exterior

A spacious rear garden that is not overlooked making a great play space that fits a trampoline. To the front is a garden and off street parking.

Genral Info

BOILER GUARANTEED UNTIL 5.4.2028

Energy Performance Certificate to Aug 2034

Electrical Installation Condition Report to 2029

Gas Safety Certificate to April 2026

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers



and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

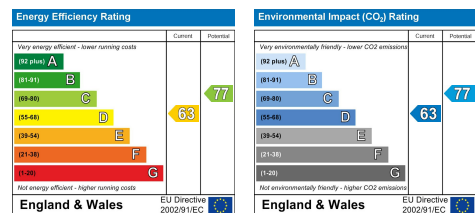
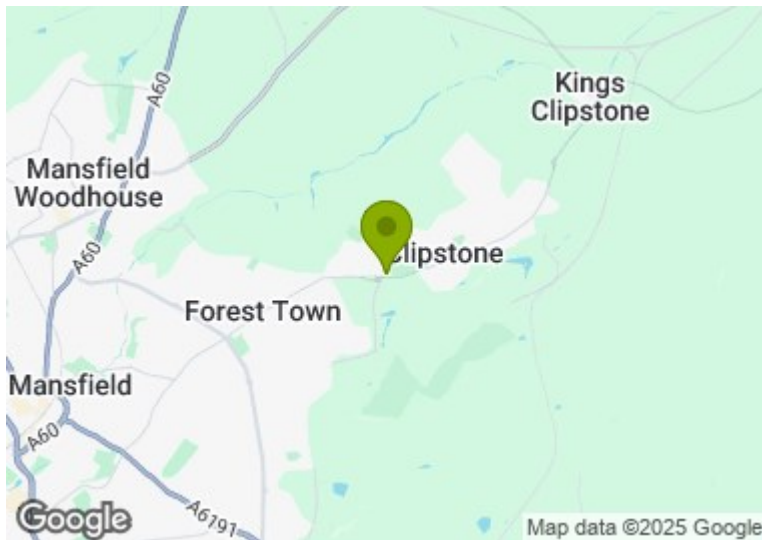
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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