



Offers In The Region Of £130,000 Freehold

24 WORDSWORTH AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8DZ

**BuckleyBrown**  
ESTATE AGENTS

## HERE IT IS!...

We are pleased to present this three-bedroom semi-detached property in the popular Mansfield Woodhouse area, close to shops, schools, and transport links. Sold with a tenant in situ, the property offers immediate rental income and represents an attractive investment opportunity in a location with consistently strong rental demand.

Upon entering, you are greeted by a hallway leading into a spacious living room, filled with natural light and featuring neutral décor, creating a bright and inviting space to relax or entertain. The kitchen provides a practical and well-laid-out space for everyday meals. Completing the ground floor is a bathroom with a modern three-piece suite

Upstairs, there are three generously sized bedrooms, each decorated in a neutral style, offering a calm and versatile environment for rest and relaxation. The layout is well-suited to family living and provides plenty of natural light throughout.

Outside, the property boasts a brick-surrounded frontage with steps leading to the front door, giving a neat and welcoming entrance. The rear garden is mostly laid to lawn, bordered with shrubs and fencing, providing a private outdoor space for relaxation, play, or entertaining.

Call today to arrange a viewing!!!





**Entrance Hall**  
With access into;

**Living Room 11'11" x 12'8"**  
With carpeted flooring and a window to the rear elevation.

**Kitchen 8'11" x 12'0"**  
Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window and door to the rear elevation.

**Bathroom 5'2" x 7'8"**  
Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the front elevation.

**Bedroom One 11'11" x 12'0"**  
With carpeted flooring and a window to the rear elevation.

**Bedroom Two 8'11" x 12'0"**  
With carpeted flooring and a window to the rear elevation.

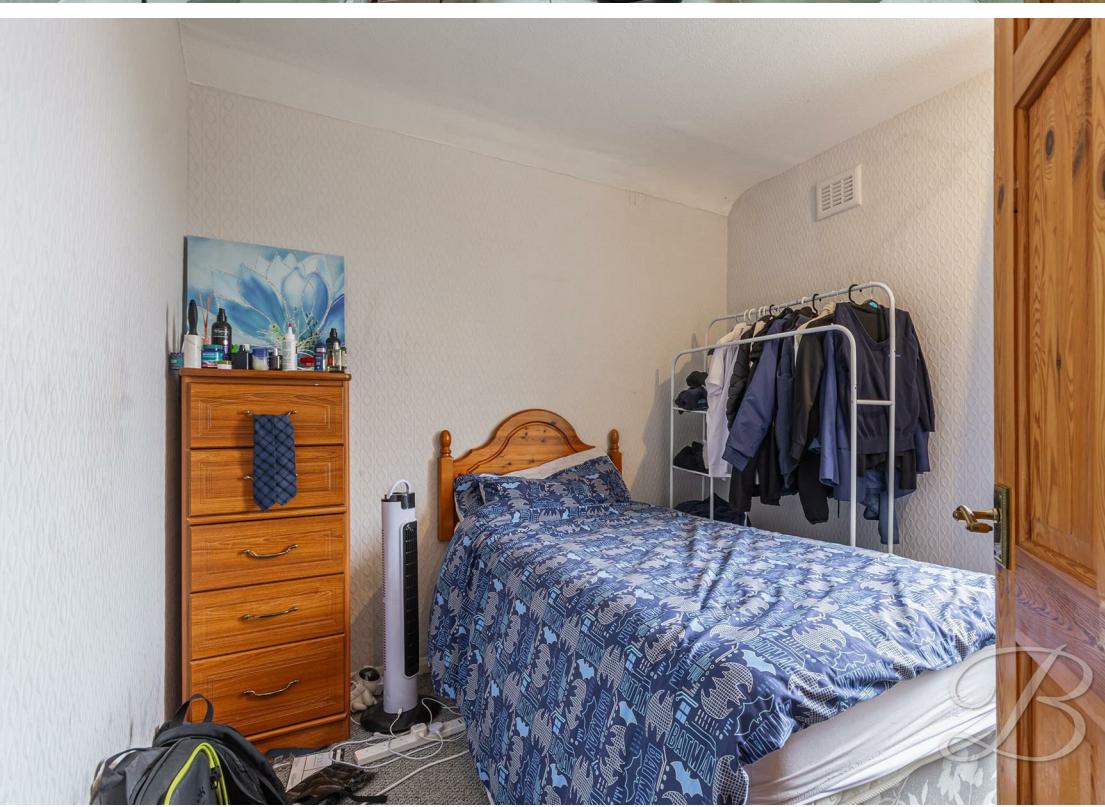
**Bedroom Three 8'5" x 9'2"**  
With carpeted flooring and a window to the front elevation.

**Outside**  
The front of the property offers a brick surround with steps up to the front door. The rear of the property offers a laid lawn, with surrounding shrubs and fencing.

**Agent Note**  
With an expected potential rental income



of £850-£895pcm (7.85-8.26% yield), subject to market conditions, and specification. \*\*rental predictions and yields are not guaranteed and purely speculative.\*\*



Ground Floor  
42 Sq.m/ 454.92 Sq.ft  
Approx

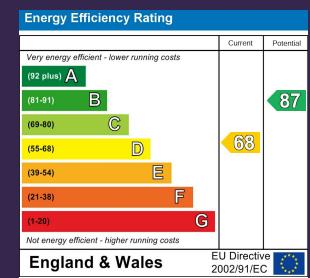


First Floor  
42 Sq.m/ 449.69 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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