



Offers In The Region Of £150,000 Freehold

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

**BuckleyBrown**  
ESTATE AGENTS

## \*\*GREAT INVESTMENT OPPORTUNITY\*\*

We are pleased to present this three-bedroom semi-detached property, ideally situated in the popular Mansfield Woodhouse area, close to shops, schools, and transport links. Currently offering well-proportioned living spaces and a versatile layout, the property represents an attractive investment opportunity with strong rental demand in the area.

Upon entering, you are welcomed by a hallway leading into a cosy living room with a feature fireplace, creating a warm and inviting setting. This space also doubles as a dining area, making it ideal for family meals or entertaining. The kitchen is practical and well arranged, complemented by a utility room that adds valuable storage and everyday convenience. Completing the ground floor is a bathroom and a small conservatory, providing a light-filled extra living space with direct access to the garden.

Upstairs, there are three bedrooms, with the master bedroom featuring fitted wardrobes for excellent storage. The remaining bedrooms are generously sized and versatile, suitable for children, guests, or a home office.

Externally, the property benefits from a driveway to the front, offering ample off-street parking. To the rear, the garden includes a patio seating area, laid lawn, and mature trees and shrubs, providing a private and pleasant outdoor retreat.

Call today to arrange a viewing!!!





#### Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

#### Living Room 11'11" x 14'11"

With carpeted flooring, feature fireplace and a window to the front elevation.

#### Kitchen 8'11" x 8'10"

Complete with a matching range of cabinetry and worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a window to the rear elevation, door into the conservatory and a door providing access into the utility room.

#### Utility Room 5'6" x 5'6"

With space for appliances, window to the

rear elevation and access into the bathroom.

#### Bathroom 5'10" x 5'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Conservatory 8'11" x 5'6"

With a window and door to the rear elevation.

#### Landing

With access into;

#### Bedroom One 11'11" x 12'0"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.



#### Bedroom Two 11'11" x 8'6"

With carpeted flooring and a window to the front elevation.

#### Bedroom Three 9'9" x 8'10"

With carpeted flooring and a window to the rear elevation.

#### Outside

The front of the property offers a driveway, providing ample off-street parking. The rear garden hosts a patio seating area, laid lawn and surrounding mature trees and shrubs.

#### Agent Note

With an expected potential rental income of £950-£1000pcm (6.71-7.06% yield), subject to market conditions and specification, this property presents an

excellent opportunity for investors. Please note: rental predictions and yields are not guaranteed and are purely speculative.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-81) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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