



£100,000 Freehold

36 LEEMING LANE SOUTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AJ

BuckleyBrown
ESTATE AGENTS

**** TENANT IN SITU ****

THE ONE FOR YOU!...

Welcome to this charming two-bedroom terraced property in Mansfield Woodhouse, ideally positioned close to excellent local amenities, shops, schools, and transport links.

Step inside to find a warm and inviting living room, the perfect place to relax after a long day. A separate dining room creates a sociable space for meals and entertaining, while the fitted kitchen is designed for cooking and everyday practicality. To the side, a conservatory adds extra versatility and provides direct access to the rear garden.

Upstairs, the property offers two well-proportioned bedrooms, both filled with natural light, along with a family bathroom for everyday convenience.

Outside, the front of the property features a low-maintenance frontage for easy upkeep. To the rear, you'll find a private garden with a laid lawn, patio seating area, and surrounding fencing – perfect for relaxing outdoors, entertaining guests, or enjoying a summer barbecue.

This property is a fantastic opportunity for those looking to expand their investment portfolio in a popular and well-connected location.

Call today to arrange a viewing!!!





Living Room 11'3" x 12'0"

With carpeted flooring, window to the front elevation and a door providing access into the dining room.

Dining Room 11'11" x 15'4"

With carpeted flooring and window to the rear elevation.

Kitchen 6'5" x 10'5"

Complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer and space for appliances. With a window to the rear elevation and a door providing access into the conservatory.

Conservatory

With a window to the side elevation and a door providing access onto the garden.

Bedroom One 11'5" x 12'0"

With carpeted flooring and a window to the front elevation.

Bedroom Two 8'9" x 15'5"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'4" x 10'5"

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

Outside

Low maintenance frontage. The rear garden offers a laid lawn, patio seating area and surrounding fencing.

Agent Note

With a tenant in situ, it currently provides



an expected potential rental income of £750pcm (approx. 9% yield, subject to market conditions/specification – not guaranteed).



Ground Floor
47 Sq.m/ 500.95 Sq.ft
Approx



First Floor
43 Sq.m/ 466.95 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. Specially no guarantee is should not be relied on as a 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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