



**44 Harcourt Street,  
Kirkby-In-Ashfield, Nottinghamshire NG17 8DD**

- TWO BEDROOMED TERRACED TO BE SOLD, SUBJECT TO AN EXISTING TENANCY
- CURRENT RENT £585PCM (6.4%), REFLECTING HOW LONG THE TENANT HAS LIVED THERE
- LOUNGE, UNDER STAIR CUPBOARD, SEPARATE DINING ROOM AND FITTED KITCHEN
- ON STREET PARKING IS AVAILABLE TO THE FRONT AND THERE IS A LAWNED REAR GARDEN
- WE WILL NOT BE LOOKING TO SERVE NOTICE ON THE TENANT PRIOR TO COMPLETION
- THE TENANT HAS INDICATED SHE WILL BE VACATING WITHIN THE NEXT 12 MONTHS
- GAS HEATING VIA COMBINATION BOILER AND UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS AND BATHROOM WITH WHITE SUITE AND ELECTRIC SHOWER
- GOOD LOCATION, WITH LOCAL AMENITIES AVAILABLE AND ACCESS TO M1 MOTORWAY
- POTENTIAL FUTURE RENT LIKELY TO BE IN THE REGION OF £750PCM (8.2% GROSS RETURN)

**£110,000**

## **VIEWING:**

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## **DIRECTIONS:**

from Mansfield proceed onto Sutton Road and on the outskirts of the town, turn left at the traffic lights onto Kings Mill Road. Continue for approximately 3 miles, turning left at the traffic lights onto Station Road. At the island, take the first exit onto Church Street, which becomes The Hill, then Victoria Road. Further down here, turn left onto Harcourt Street. The property is then on the right-hand side.

## **ACCOMMODATION COMPRISES**

### **LOUNGE**

**11'9 x 11'8 (3.58m x 3.56m)**

UPVC front door and double-glazed window. Laminate flooring, radiator and cupboard housing the gas and electric meters and consumer unit (tested 2024).

Under stair cupboard.

### **DINING ROOM**

**12'8 x 11'10 (3.86m x 3.61m)**

Radiator, laminate flooring, UPVC double glazed rear aspect and stairs leading to the first floor.

### **KITCHEN**

**12'2 x 6'8 (3.71m x 2.03m)**

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Wall mounted combination boiler. Radiator. UPVC door and double glazed window.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM ONE**

**13'8 x 11'4 (4.17m x 3.45m)**

UPVC double glazed front elevation. Radiator. Built in cupboard.

### **BEDROOM TWO**

**12'6 x 10'7 (3.81m x 3.23m)**

UPVC double glazed rear elevation. Radiator.

### **BATHROOM**

Comprising panelled bath with electric shower over and WC and wash hand basin, set within vanity unit. UPVC obscure glaze, radiator and built in cupboard.

### **OUTSIDE**

On street parking is available, which isn't permit holder. There is a pleasant, lawned garden to the rear.

### **NB**

We have not taken internal photographs, simply out of respect for the tenant in occupation.

The property is in council tax band A (Ashfield District Council).

#### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

MA5833/25.09.2025

