



92 Union Street
Mansfield, Nottinghamshire NG18 1RP
£95,000

- A TWO BEDROOMED END OF TERRACE, IN POPULAR RENTAL LOCATION
- INCLUDES GAS COMBINATION BOILER AND UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS AND BATHROOM WITH WHITE SUITE AND ELECTRIC SHOWER
- CONVENIENT LOCATION ON THE VERY OUTSKIRTS OF THE TOWN CENTRE
- PREVIOUSLY TENANTED BUT NOW OFFERED WITH VACANT POSSESSION
- TWO SEPARATE RECEPTION ROOMS AND FITTED KITCHEN WITH WHITE UNITS
- SMALL FRONTAGE AND GARDEN TO THE REAR, INCLUDING ATTACHED OUTHOUSES
- POTENTIAL RENTAL INCOME IN THE REGION OF £750PCM (9.47% GROSS RETURN)

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Union Street is a one-way road, accessed directly off Quaker Way in Mansfield town centre. The top of Union Street exits onto Rosemary Street.

ACCOMMODATION COMPRISES

LOUNGE

13'5 into bay x 12' (4.09m into bay x 3.66m)

UPVC double glazed square bay to the front and composite front door. Radiator. Cupboard housing the electric meter and consumer unit. Separate gas meter cover.

DINING ROOM

12' x 11'2 (3.66m x 3.40m)

UPVC double glazed rear aspect, radiator, under stair cupboard and stairs rising to the first floor.

KITCHEN

11'5 x 6'7 (3.48m x 2.01m)

Having white base and eye level units, work tops and stainless-steel sink unit and single drainer. Double UPVC aspect, wooden back door, tiled flooring and radiator.



FIRST FLOOR

LANDING

Access to the loft space.

BEDROOM ONE

11'10 x 11'3 (3.61m x 3.43m)

UPVC double glazed front elevation, radiator and built in cupboard.



BEDROOM TWO

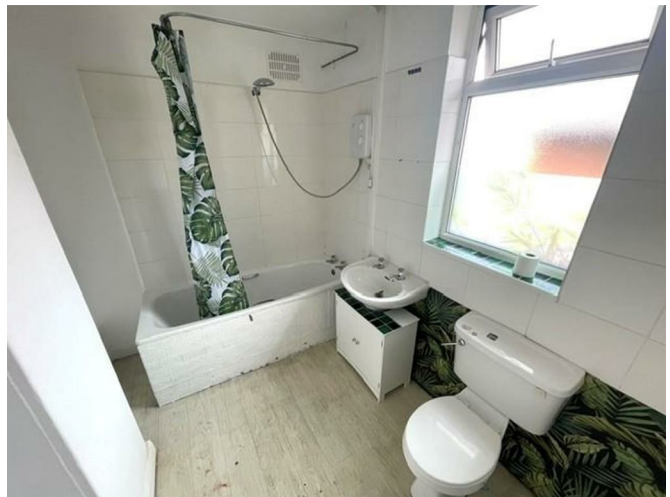
11'3 x 8'7 (3.43m x 2.62m)

Radiator. UPVC double glazed rear elevation.



BATHROOM

Three-piece white suite comprising bath with electric shower above, wash hand basin and WC. Tiled surrounds, radiator, UPVC obscure glaze and cupboard housing the combination boiler.



OUTSIDE

The property has a small frontage, increasing the

privacy inside. There is then a garden to the rear and two attached outhouses.

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. MA5912/14.08.2026

