



**32 Portland Street,
Mansfield, Nottinghamshire NG18 1HD**

- TWO BEDROOM TERRACED HOUSE
- GAS CENTRAL HEATING
- LOUNGE, SEPARATE DINING ROOM AND KITCHEN
- ENCLOSED REAR COURTYARD
- CURRENTLY RENT IS £650.00 PER CALENDAR MONTH PRODUCING A GROSS YIELD OF 11% BASED ON THE ASKING PRICE
- CLOSE TO MANSFIELD TOWN CENTRE AND LOCAL AMENITIES
- DOUBLE GLAZING
- TWO BEDROOMS AND BATHROOM
- CURRENTLY TENANTED AND NOTICE WILL NOT BE SERVED ON THE TENANT
- WE DO NOT TAKE INTERNAL PHOTOGRAPHS, DUE TO THE PRIVACY OF THE TENANT

Offers In Excess Of £65,000

VIEWING:

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

DIRECTIONS:

From our office, proceed along St Peter's Way (A60) in an easterly direction and Portland Street is at the next traffic lights. The property is opposite this junction.

NB

Please note that we do not take internal photographs, due to the privacy of the tenant

ACCOMMODATION COMPRISES

A part leaded glazed UPVC door leads to:

LOUNGE

12'0" max x 11'5" (3.66m max x 3.50m)

Fitted carpet, UPVC double glazed window to the front elevation, radiator and meter cupboard.

An inner lobby has under stair access to the cellar.

DINING ROOM

11'10" max x 11'5" (3.63m max x 3.49m)

Stairs off, radiator, fitted carpet, UPVC double glazed window to rear aspect and through to:

KITCHEN

13'10" x 5'11" (4.24m x 1.81m)

Pine effect wall and base units with roll edge worktops, stainless steel sink and drainer with mixer tap, gas point for a cooker, plumbing for washing machine, vinyl floor, radiator, wall mounted combi boiler, 2 x UPVC double glazed windows to the rear elevation, part tiled splashbacks and part glazed UPVC door to the rear.

FIRST FLOOR

LANDING

Fitted carpet and access to all rooms on this floor.

BEDROOM ONE

12'0" max x 11'8" (3.67m max x 3.57m)

UPVC double glazed window to the front elevation, fitted carpet and radiator.

BEDROOM TWO

11'5" x 7'9" (3.48m x 2.37m)

Fitted carpet, radiator, UPVC double glazed window to rear aspect and built-in cupboard with loft access within.

BATHROOM

6'7" into eaves x 5'11" (2.03m into eaves x 1.82m)

White 3-piece suite comprising a bath with shower over, W/C and sink with pedestal, vinyl flooring and opaque UPVC double glazed window to rear elevation.

OUTSIDE

Accessed directly from the pavement at the front with a rear, enclosed courtyard. NB number 34 Portland Street has a right of access across the rear yard.

Council tax band: A (Mansfield District Council)

NB

This property in a Selected Licensing Area (Mansfield 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. MA5819/8.8.25

