

FOR
SALE



Lime Crescent, Church Warsop, Mansfield, Nottinghamshire NG20 0SY

£160,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Perfect Investment Opportunity... Internally the property boasts a lounge, dining room, kitchen, conservatory and downstairs shower room to the ground floor with the first floor housing three generous bedrooms and a family bathroom. Externally the front of the property offers ample off road parking space with gated access leading to the full enclosed tiered rear garden to three levels. Viewings are a must to appreciate what this investment opportunity offers.

POINTS OF INTEREST

- Tenants In Situ
- Investment Purchase
- Three Bedrooms
- Additional Plot To Rear Of Garden
- Current Rental Income Of £675 PCM
- Popular Residential Location



Lounge

3.48m x 4.95m (11' 5" x 16' 3") With a decorative fireplace, uPVC window to the front aspect, carpet flooring, ceiling light fitting, radiator and TV point.

Kitchen

4.49m x 2.87m (14' 9" x 9' 5") Fitted with a range of wall and base units having roll top worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated electric oven with ceramic hob and extractor over. Space and plumbing for washing machine and dishwasher. Tiled splash backs, vinyl flooring, radiator and uPVC window to the rear aspect.

Dining Room

3.53m x 4.50m (11' 7" x 14' 9") With carpet flooring, pendant light fitting, uPVC window to the front aspect, radiator and BT point.

Conservatory

2.92m x 3.88m (9' 7" x 12' 9") With uPVC windows and French doors to the rear garden, ceiling light fitting, radiator, space for upright fridge freezer and part vinyl and carpet flooring.

Shower Room

1.11m x 2.50m (3' 8" x 8' 2") Fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash basin and low flush WC. Tiled splashbacks, obscure uPVC window to the rear aspect, vinyl flooring, ceiling spotlights and extractor fan.

First Floor Landing

With carpet flooring, uPVC window to the rear aspect, loft access

Bedroom One

4.8m x 3.76m (15' 9" x 12' 4") With carpet flooring, uPVC window to the front aspect, decorative ceiling light fitting and radiator.

Bedroom Two

3.39m x 3.60m (11' 1" x 11' 10") With uPVC window to the front aspect, carpet flooring, airing cupboard housing boiler, ceiling light fitting and radiator.

Bedroom Three

With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

Family Bathroom

2.59m x 1.60m (8' 6" x 5' 3") Fitted with a three piece suite comprising of bath with mixer shower over, pedestal wash basin and low flush WC. Vinyl flooring, obscure uPVC window to the rear aspect, chrome heated towel rail and ceiling light fitting.

Externally

The front of the property benefits from a private driveway allowing ample of road parking space with gated access to the rear of the property. The rear garden is a generous size and is set over two levels with the lower level benefiting from a seating area and outside tap. The raised level has a good sized lawn and decking area with an additional plot of land extending beyond the rear of the garden.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (70)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

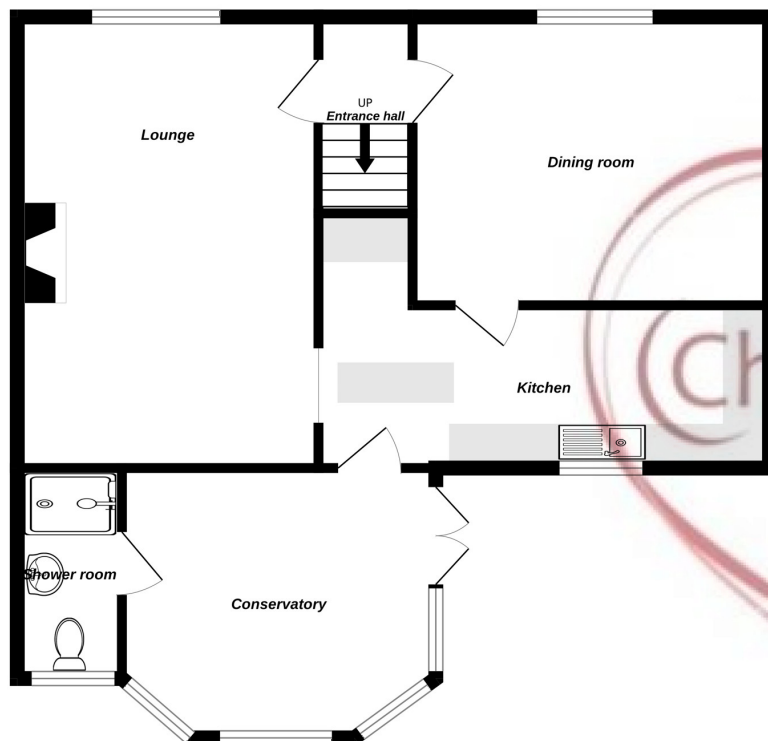
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Ground Floor



1st Floor

