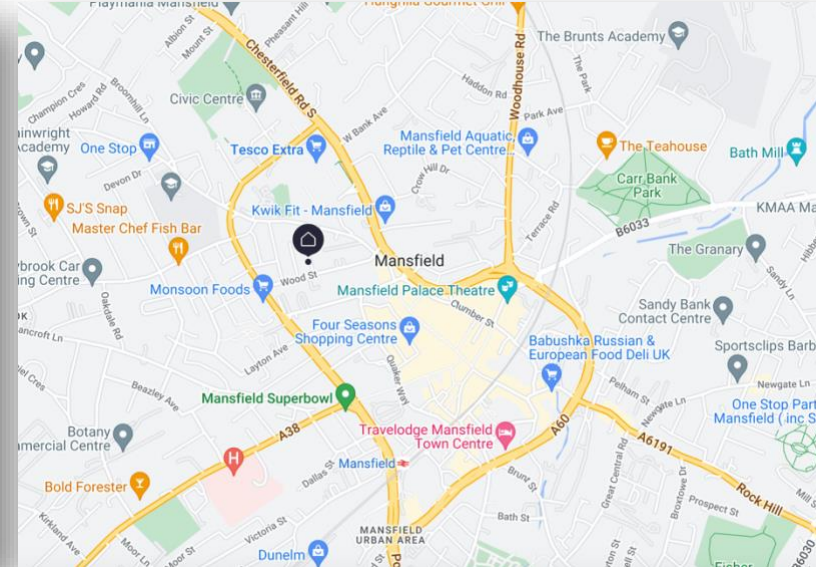


3-Bedroom House Converted to a 6-Bed | 6-Ensuite HMO

Westfield Lane, Mansfield NG18



Features

- Three Double Bedrooms
- Two Large Reception Rooms
- Mansfield Station (0.4 miles)
- Convenient Town Centre Location
- Large Traditional Terraced House
- Mansfield Woodhouse Station (1.1miles)
- Courtyard Rear Garden
- Viewing Highly Recommended
- Sutton Parkway Station (2.9 miles)

Distances are straight line measurements from the centre of the postcode.



Purchase Details

Deal price: **£103,245**

Purchase price: **£140,000**

Mortgage at 80% LTV: **£112,000**

Monthly mortgage payments at 6%: **£560**

Deposit: **£28,000**

Refurb cost: **£63,000**

Sourcing fee: **£5,500**

(to include sourcing, overseeing the mortgage application and completion, refinance application after works completed and the tenant find process)

Re-Mortgage Figures

Estimated cash returned after 6 months:

£96,755

Estimated market value after works:

£250,000

Mortgage after works at 80% LTV:

£200,000

Monthly mortgage payments at 6%: **£1000**

Market rent: **£3,750** (This is based on 5 rooms at **£625 pcm**)

Gross monthly cash flow: **£2,750**

Westfield Lane, Mansfield, NG18 1TD

Approximate Gross Internal Area
1122 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Property Description

This is a spacious and characterful traditional terraced house located in a convenient town centre location. The house features impressive ceiling height and plenty of internal space, making it suitable for various types of buyers. The ground floor consists of an entrance hall, a bay fronted living room with a feature fireplace, a large dining room, and a fitted kitchen. The first floor offers two double bedrooms and a spacious family bathroom with a four-piece suite. On the second floor, there is another large double bedroom and attic storage space.

Externally, the property has a walled frontage with a front garden area, and there is potential for parking permits for residents. The rear of the property features a low maintenance courtyard-style garden with secure fenced and gated boundaries. A storage shed is also included in the sale. Overall, this is a generously sized home with charming features and a prime location within walking distance of various amenities.



5-Bed | 5 Ensuite HMO
Westfield Lane, Mansfield NG18

Accommodation

ENTRANCE HALL 0.838m x 3.404m

With a radiator, ceiling light point and stairs providing access to the first floor landing.

LIVING ROOM 3.708m x 4.293m

A wonderfully well proportioned bay fronted living room with a charming feature marble and led fireplace with inset gas fire. There is a radiator, ceiling light point, coving to ceiling and a large double glazed bay window to the front elevation.

DINING ROOM 3.581m x 3.708m

A second spacious reception room currently in use as a dining room with a radiator, ceiling light point, coving to ceiling, understairs storage cupboard, internal door into the kitchen and a double glazed window to the rear elevation.

KITCHEN 2.362m x 2.515m

A fitted kitchen with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Space for an oven, space for a free standing fridge/freezer, plumbing for a washing machine, ceiling light point, double glazed window and a UPVC door providing access into the rear elevation.

FIRST FLOOR LANDING 1.651m x 3.581m

With a ceiling light point and stairs providing access to the second floor.

BEDROOM ONE 3.581m x 4.801m

The first of three large double bedrooms with a radiator, ceiling light point and two double glazed windows to the front elevation.

BEDROOM TWO 2.95m x 3.58m

A second large double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

FAMILY BATHROOM 2.235m x 2.515m

A large family bathroom with four piece suite comprising a panelled bath with chrome mixer tap, corner shower enclosure with wall mounted internally plumbed shower, pedestal wash hand basin with chrome mixer tap and a Low flush WC. There is radiator, ceiling light point, wall mounted combi boiler fitted in 2019 with ongoing warranty and an obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

With a ceiling light point.

BEDROOM THREE 4.191m x 4.699m

A further large double bedroom with a radiator, ceiling light point, internal door providing access into the loft storage space and a double glazed window to the front elevation.

OUTSIDE

Externally, the property stands in a well positioned and ultra convenient location perfectly situated in a central town centre location within walking distance to an array of handy amenities. There is potential for parking permits which are available for residents on this street. Walled frontage with front garden area. To the rear of the property there is a low maintenance courtyard style garden with secure fenced and gated boundaries and a handy storage shed that will be included within the sale.



5-Bed | 5-Ensuite HMO
Westfield Lane, Mansfield NG18

Schedule of Works

To reconfigure the exiting layout to create 6 bedroom with 6 ensuite HMO, to include a kitchen and reception room.

New fully integrated kitchen with cooker, hob and extractor fan.

All ensuites to have a shower cubicle, toilet and vanity skin also a heated towel rail.

Full electrical rewire with chrome finish and emergency smoke detectors, heat detectors and smoke alarms.

New boiler and unvented water cylinder also new radiators throughout.

Damp proof course and replastered throughout.

Redecoration throughout.

New flooring throughout.

Further Information

Additional information can be found at the following data room:

https://www.rightmove.co.uk/properties/131376674#/media?channel=RES_BUY&id=media16&ref=photoCollage

Viewing Information

If you are interested in viewing the portfolio, please register your interest with Sammy Dove – 07534 726199.

Energy performance Certificate

Ask the agent.

Contact Information

For Further information please contact:

Sammy Dove

+44 (0) 7534 726199

**Great HMO opportunity
6-Bed | 6-Ensuite HMO**

Great monthly cash flow

Refurbishment included

**Good transport links
nearby**

