



DOWBUSZ
P R O P E R T Y

Benefits of Property Investment



Passive Income



Growth Potential



Stability

*ARE YOU READY FOR PROPERTY
INVESTMENT?*

*SINGLE LET PROJECT
2 BED TERRACED HOUSE
MANSFIELD/
SUTTON-IN-ASHFIELD*

Details

Building type..... 2 Bed Terraced House

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... No reason

Occupier..... Empty

Refurbishment..... Minor

Numbers

Purchase Price	£95 000
Refurbishment	£15 000
Done Up Value (DUV)	£130 000
Rent	£775
ROE	20.00%
YIELD	9.8%
TOTAL INVESTMENT COST (BTL)	~£44 500
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Skimming**
- **Painting**
- **Flooring**
- **Bathroom Refreshing**
- **Certificates**
- **Decorating**
- **Fance Repair**

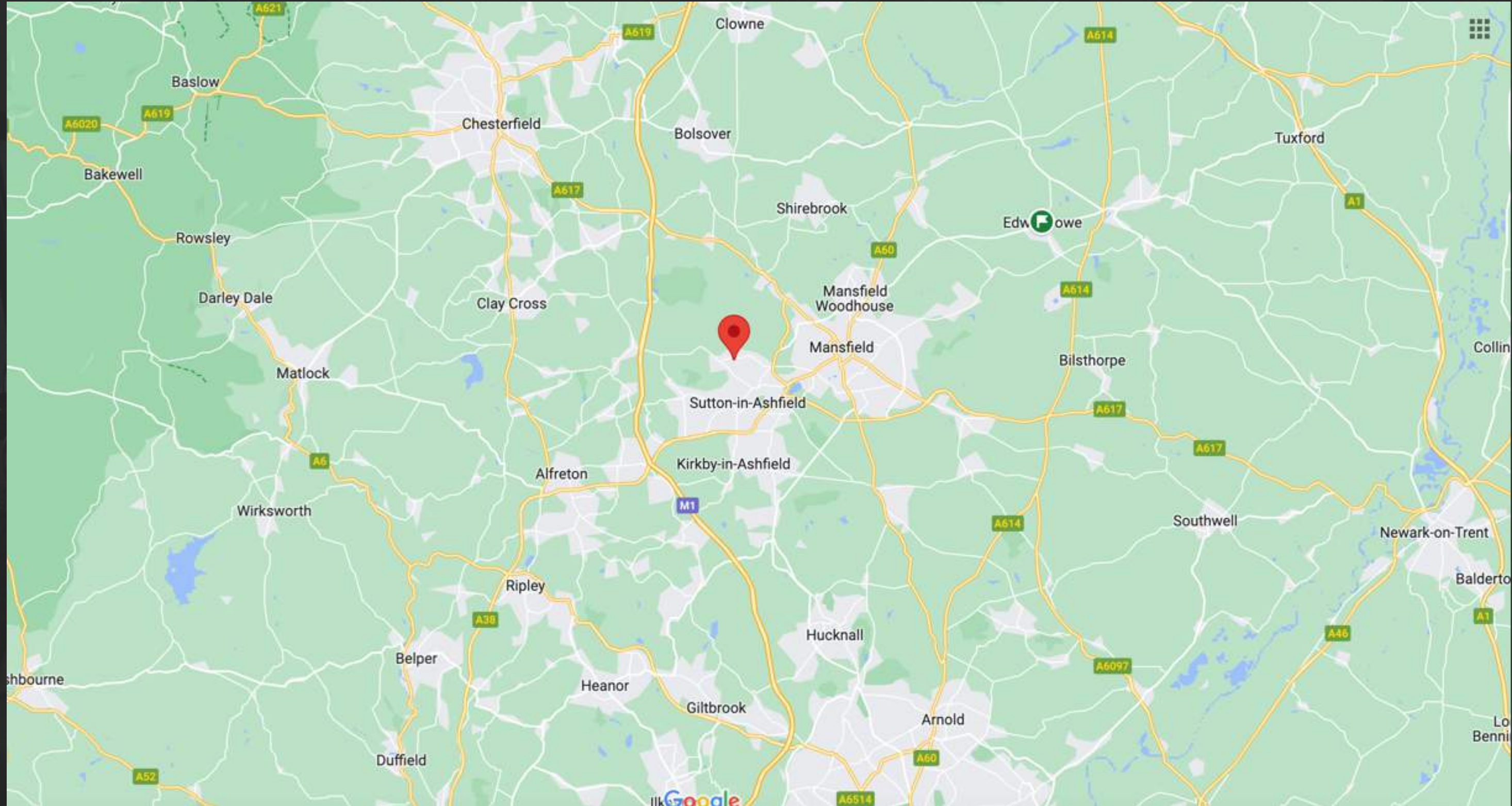
**2 BED TERRACED HOUSE
MANSFIELD/SUTTON-IN-ASHFIELD**

PP £95 000

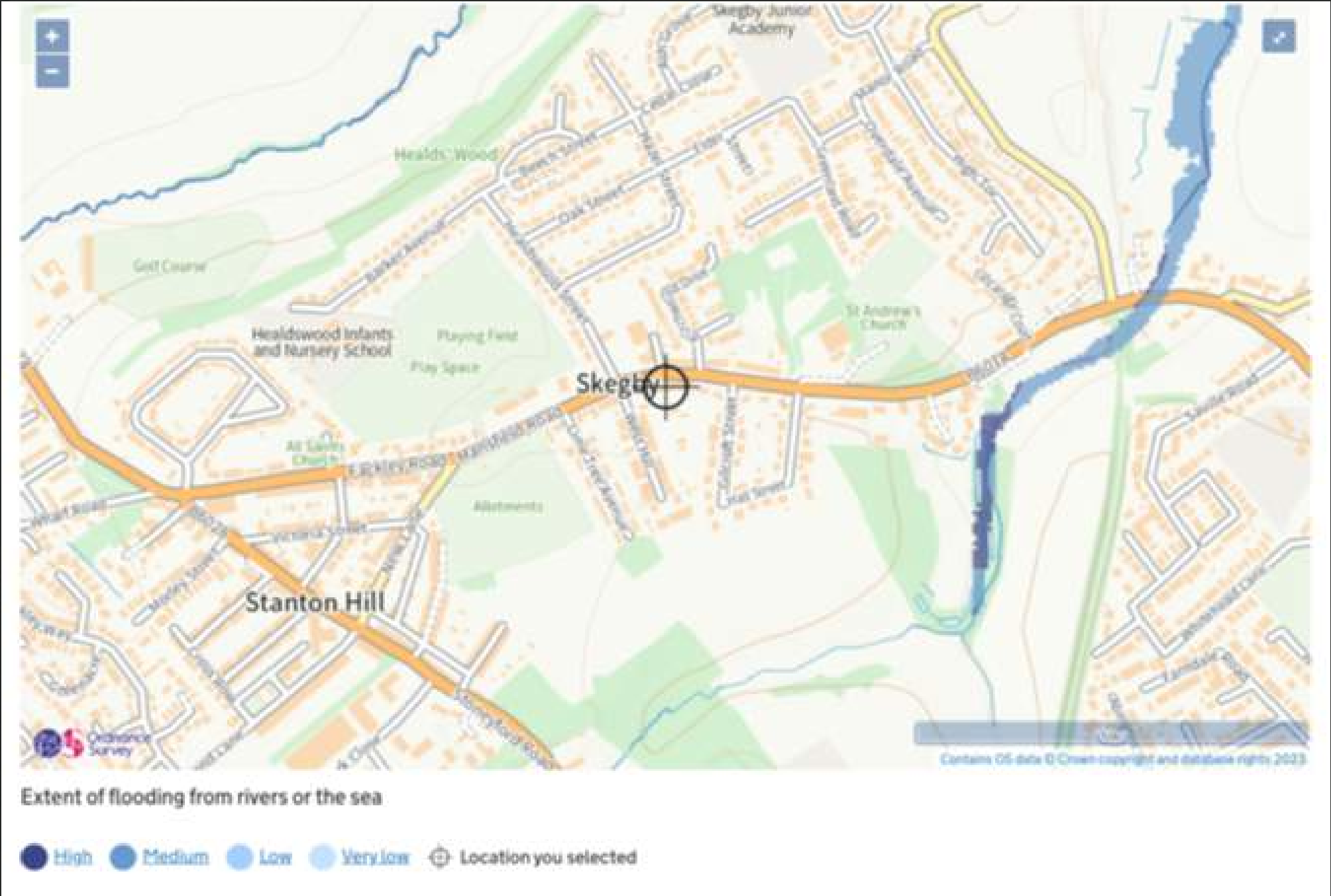
Mansfield is a market town and the administrative centre of Mansfield District in Nottinghamshire, England. It is the largest town in the wider Mansfield Urban Area (followed by Sutton-in-Ashfield). The town lies in the Maun Valley, 12 miles (19 km) north of Nottingham and near Sutton-in-Ashfield. Most of the 106,556 population live in the town itself



Location



Flood



Bus / Train

NEARBY TRAIN STATIONS Today

The closest train station is Sutton Parkway Rail Station and it's only 2.23 miles away from Mansfield Road.

Sutton Parkway Rail Station	Walking Time
2.23 MILES	44.5 MINUTES
Mansfield Rail Station	Walking Time
2.92 MILES	58.3 MINUTES
Kirkby in Ashfield Rail Station	Walking Time
3.06 MILES	61.2 MINUTES
Mansfield Woodhouse Rail Station	Walking Time
3.16 MILES	63.1 MINUTES
Shirebrook Rail Station	Walking Time
5.07 MILES	101.3 MINUTES

NEARBY BUS STOPS Today

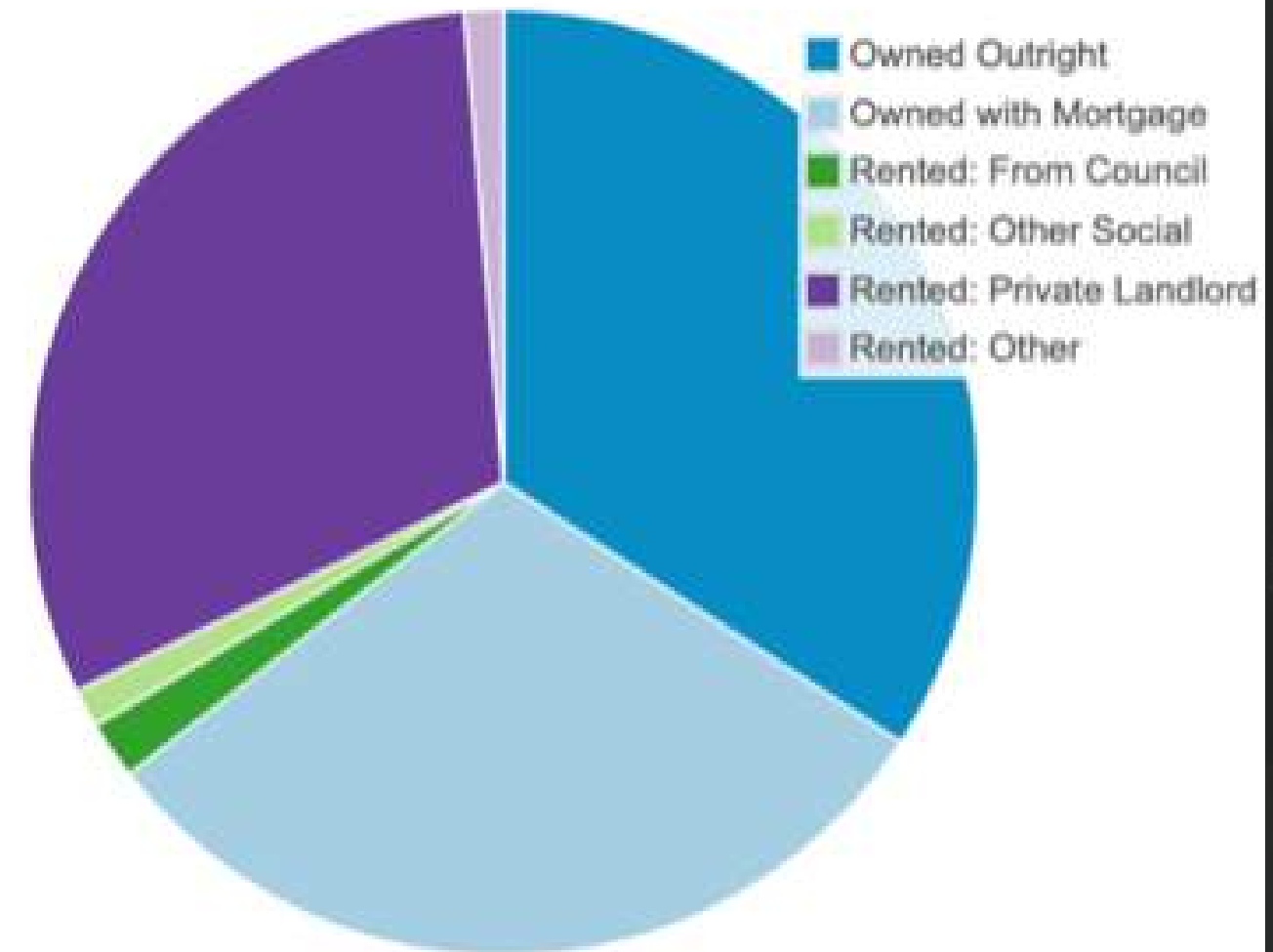
The closest bus stop is Healdswood Street and it's only 0.07 miles away from Mansfield Road.

Healdswood Street	Walking Time
0.07 MILES	1.5 MINUTES
Health Centre	Walking Time
0.09 MILES	1.9 MINUTES
St Andrews Street	Walking Time
0.1 MILES	2 MINUTES
Oak Street	Walking Time
0.15 MILES	3 MINUTES
Beech Street	Walking Time
0.22 MILES	4.4 MINUTES

Housing

Housing Tenure

Owned Outright	52
Owned with Mortgage	46
Shared Ownership	0
Rented: From Council	3
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	47
Rented: Other	2
Rent Free	0
Total	152



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

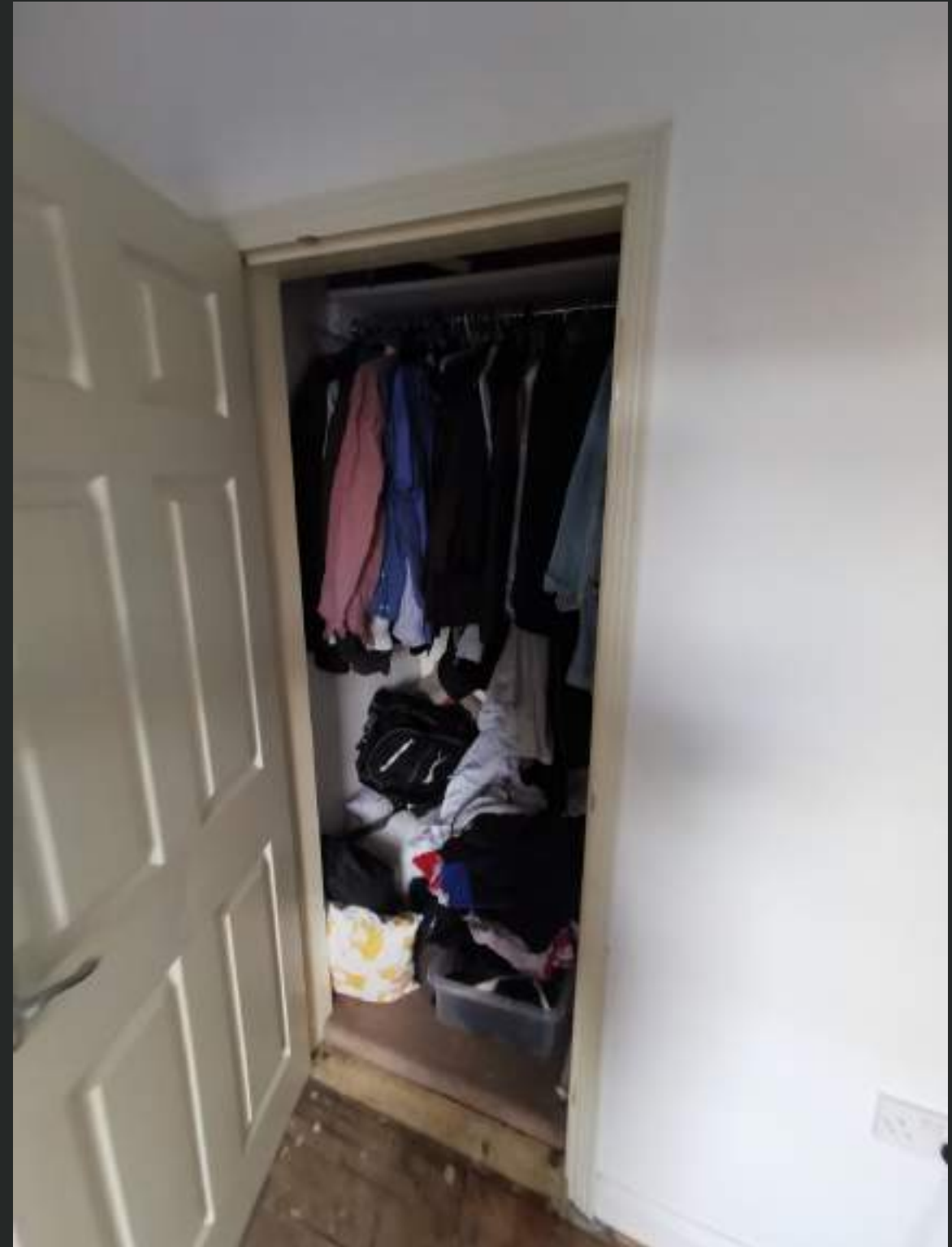


Pictures









Sold House Prices

18, West Hill, Sutton-in-ashfield, Nottinghamshire NG17 3EP

2 bed, terraced

£125,000

5 May 2023

Freehold

£106,000

9 Nov 2018

Freehold

£78,000

16 Jan 2004

Freehold

+ 1 extra record



64 Mansfield Road, Skegby, Sutton-in-Ashfield, NG17 3EN

2 beds

FREEHOLD

MID TERRACE HOUSE

Last sold - May 2006

£78,000

Estimated price

£121,000 - £134,000

Track

60 Mansfield Road, Skegby, Sutton-in-Ashfield, NG17 3EN

2 beds

MID TERRACE HOUSE

Last sold


-

Estimated price

£106,000 - £130,000

Track

Rental Prices



☆ Favourite

£800.00
per month


£184.62
per week

- ✓ No admin fees
- ✓ No hidden charges


Let Agreed

Property Reference:
1466532

Meet the land



2 Bed Terraced House, High Street, NG17



☆ Favourite

£750.00
per month


£173.08
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1303955

Meet the landlord



2 Bed Terraced House, Brand Lane, NG17

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

MAREK KMIOTEK

- Tel: +44 7534 878 739
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About process

MAREK KMIOTEK

- Tel: +44 7534 878 739
- E-mail: marek.kmiotek@sellhousewithus.com



Dawid Dowbusz

