



# Housell

By Dowbusz Group



# BENEFITS OF PROPERTY INVESTMENT

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**Passive  
Income**



**Growth  
Potential**



**Stability**



A two-story brick house with a tiled roof, surrounded by greenery and a blue overlay. The house has a prominent front porch with a gabled roof and a central door. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center of the image.

**ARE YOU READY FOR  
PROPERTY INVESTMENT?**



# SINGLE LET PROJECT

3 bed semi-detached



MANSFIELD



MORTGAGE





# DETAILS

Building type	<b>3 Bed Semi-detached</b>
Construction Type	<b>Standard</b>
Tenure	<b>Freehold</b>
Heating Type	<b>Gas central</b>
Reason of Sale	<b>No reason</b>
Occupier	<b>Empty</b>
Refurbishment	<b>Minor</b>

**The Property Management fee is a separate charge outlined in the Property Management Agreement and is not included in renovation costs. The renovation amount in the proposal is an estimate and may change following a full assessment before work begins.**

# NUMBERS

Purchase Price	<b>£127 500</b>
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Refurbishment	<b>£10 000</b>
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Stamp Duty (5% up to 125K and 7% up to 250k)	<b>£6 425</b>
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Legal fees	<b>£3 000</b>
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Done Up Value (DUV)	<b>£165 000</b>
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Final Rent	<b>£900</b>
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ROE	<b>~19%</b>
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YIELD	<b>~8.5%</b>
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TOTAL INVESTMENT COST (BTL)	<b>~£52 000</b>
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Sourcing Fee	<b>£4 250</b>
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Project Management Fee	<b>£4 000</b>
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# REFURB

- Painting
- Fixing damp 1 wall
- Chimney stack
- Kitchen refresh
- Bathroom refresh
- New carpets - 2 rooms if needed
- Alarms
- Certificates

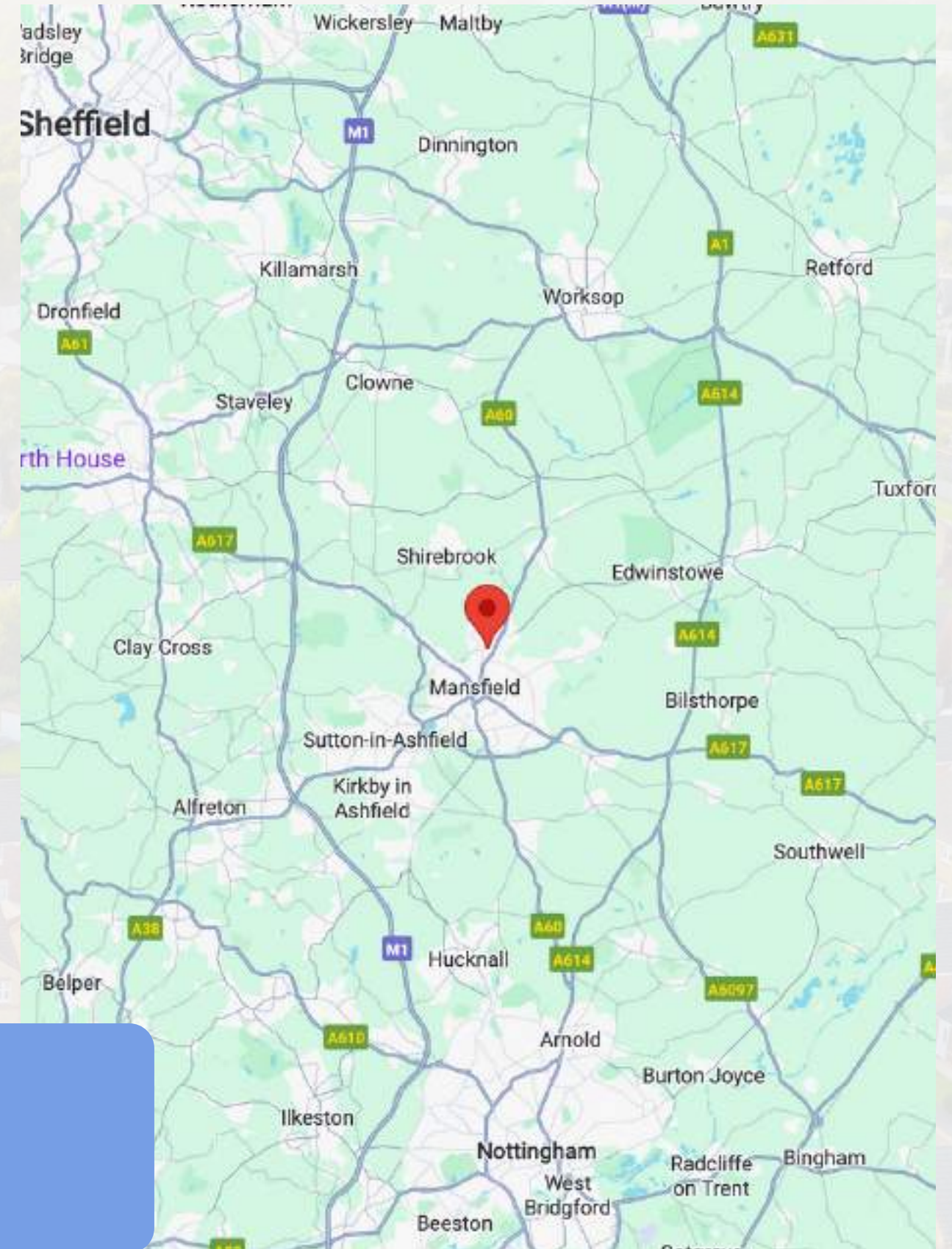


# 3 bed semi detached

Mansfield is a town and the administrative centre of the Mansfield District in Nottinghamshire, England. It had a population of 110,500 in the 2021 United Kingdom census. It is situated in the Maun Valley, about 12 miles (~19 km) north of Nottingham.

Mansfield and its surrounding towns form part of a broader urban area within north-west Nottinghamshire. The district borders the boroughs of Bassetlaw and Ashfield, as well as Newark and Sherwood and Bolsover (in neighbouring counties).

The town is governed by Mansfield District Council. Unusually for a district in Nottinghamshire, it has a directly elected mayor (the Mayor of Mansfield) rather than the more common leader-and-cabinet model.



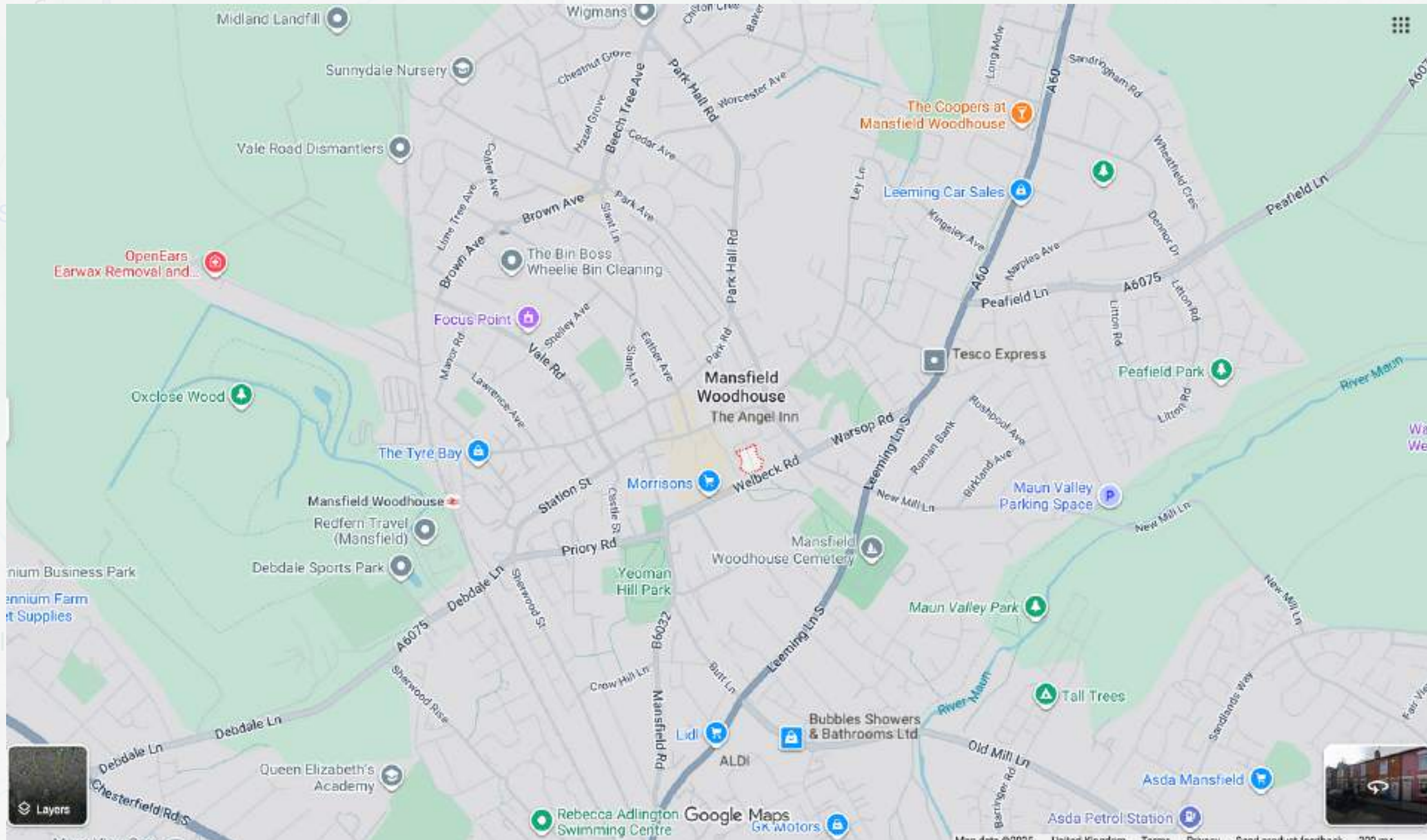
MANSFIELD



£127,500

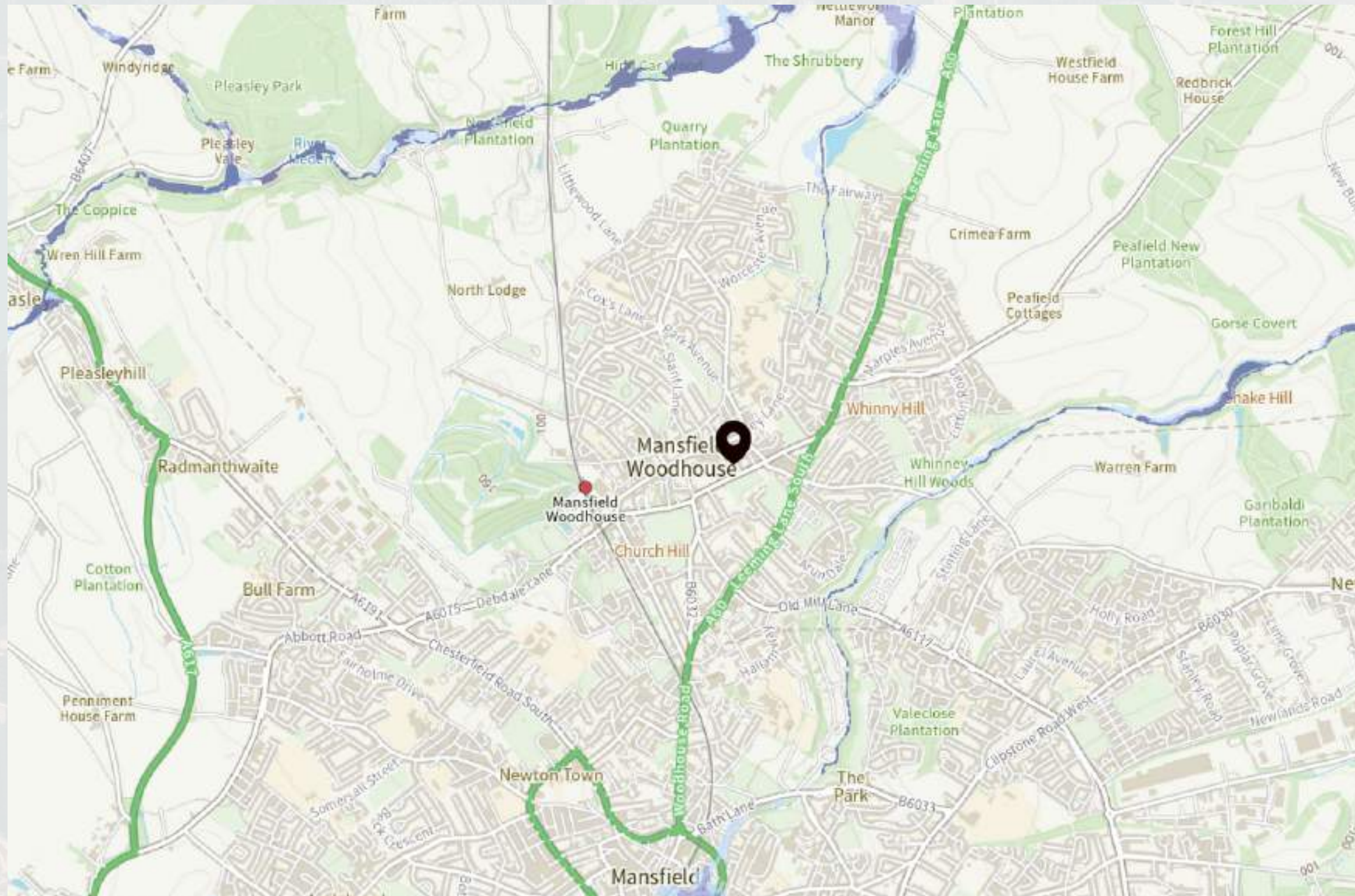


# LOCATION





# FLOOD





# BUS / TRAIN

## Nearby Transport

**12**  
Total Stops

### Bus Stops

4

- Poplar Street  
0.1km
- Portland Street 2  
0.1km
- High Street  
0.1km
- Market Place  
0.2km

### Airport

1

- East Midlands Airport  
38.8km

### Bus Exchange

2

- Mansfield Bus Station 4  
2.5km
- Worksop Bus Station  
16.1km

## Nearby Stations

**12**  
Total Stops

### Rail Station

2

- Mansfield Woodhouse Rail Station 2  
0.8km
- Mansfield Rail Station 3  
2.5km

### Metro/Tram

3

- Hucknall Tram Stop 2  
14.0km
- Butler's Hill Tram Stop  
15.1km
- Moor Bridge Tram Stop 2  
16.7km



# EPC

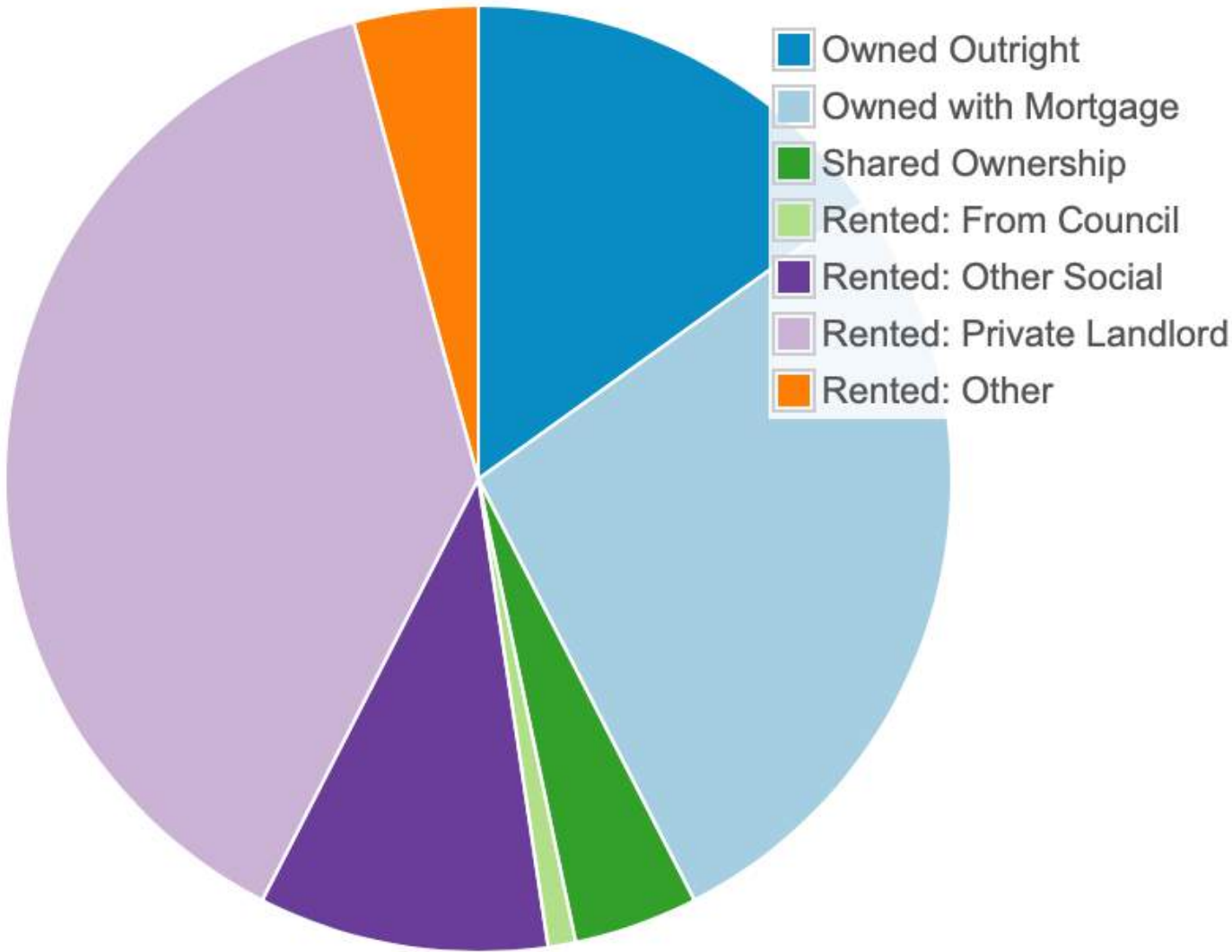
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



# HOUSING

## Housing Tenure

Owned Outright	32
Owned with Mortgage	58
Shared Ownership	9
Rented: From Council	2
Rented: Other Social	21
Rented: Private Landlord <i>inc. letting agents</i>	81
Rented: Other	9
Rent Free	0
<b>Total</b>	<b>212</b>









# FLOOR PLAN





# SCHOOLS

## NEAREST SCHOOLS ⓘ

	<b>St Edmund's CofE (C) Primary School</b> State School   Ofsted: Good	0.2 miles
	<b>Nettleworth Infant and Nursery School</b> State School   Ofsted: Good	0.2 miles
	<b>Yeoman Park Academy</b> State School   Ofsted: Outstanding	0.3 miles
	<b>Leas Park Junior School</b> State School   Ofsted: Good	0.3 miles



# PICTURES



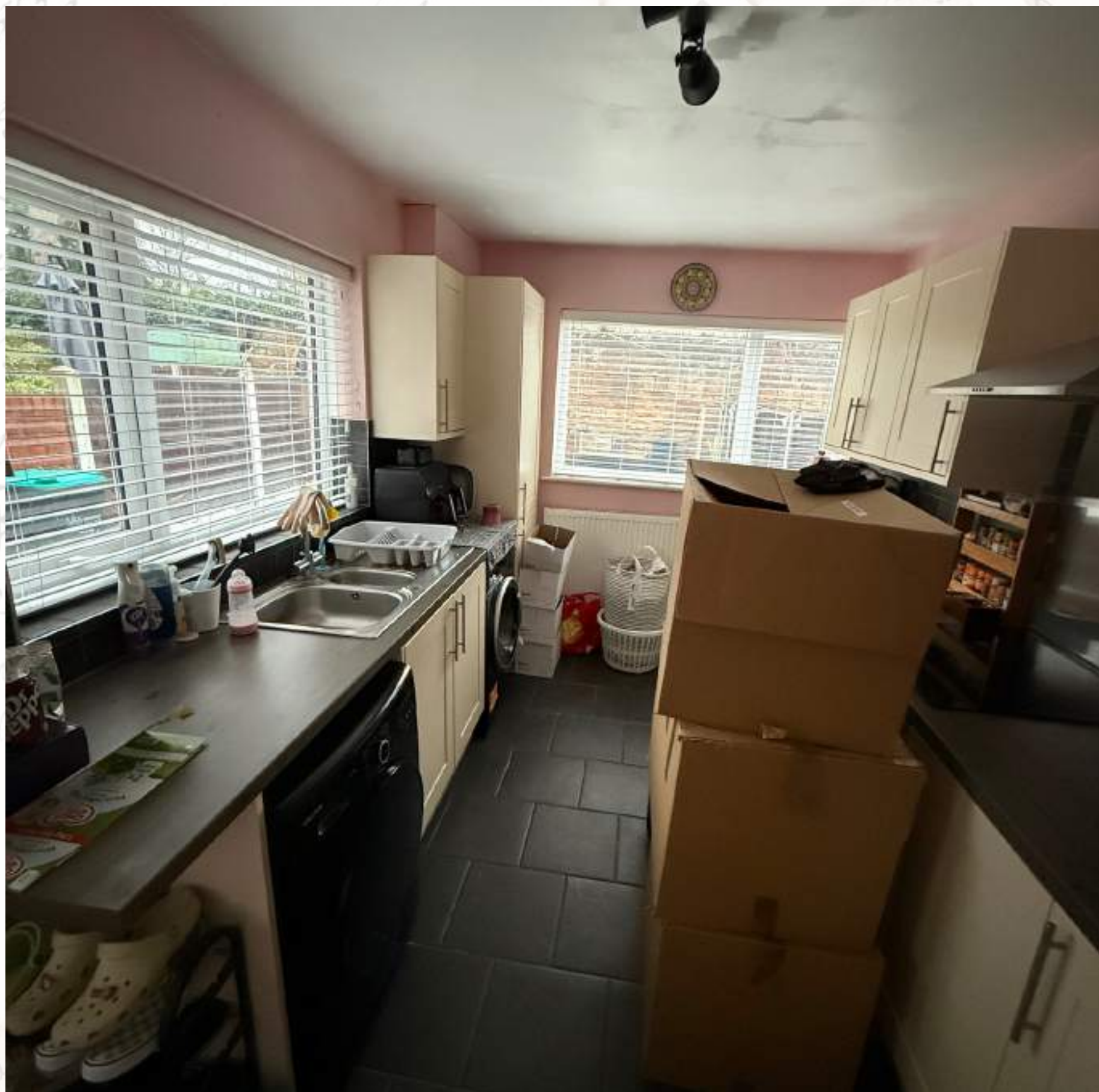


# PICTURES



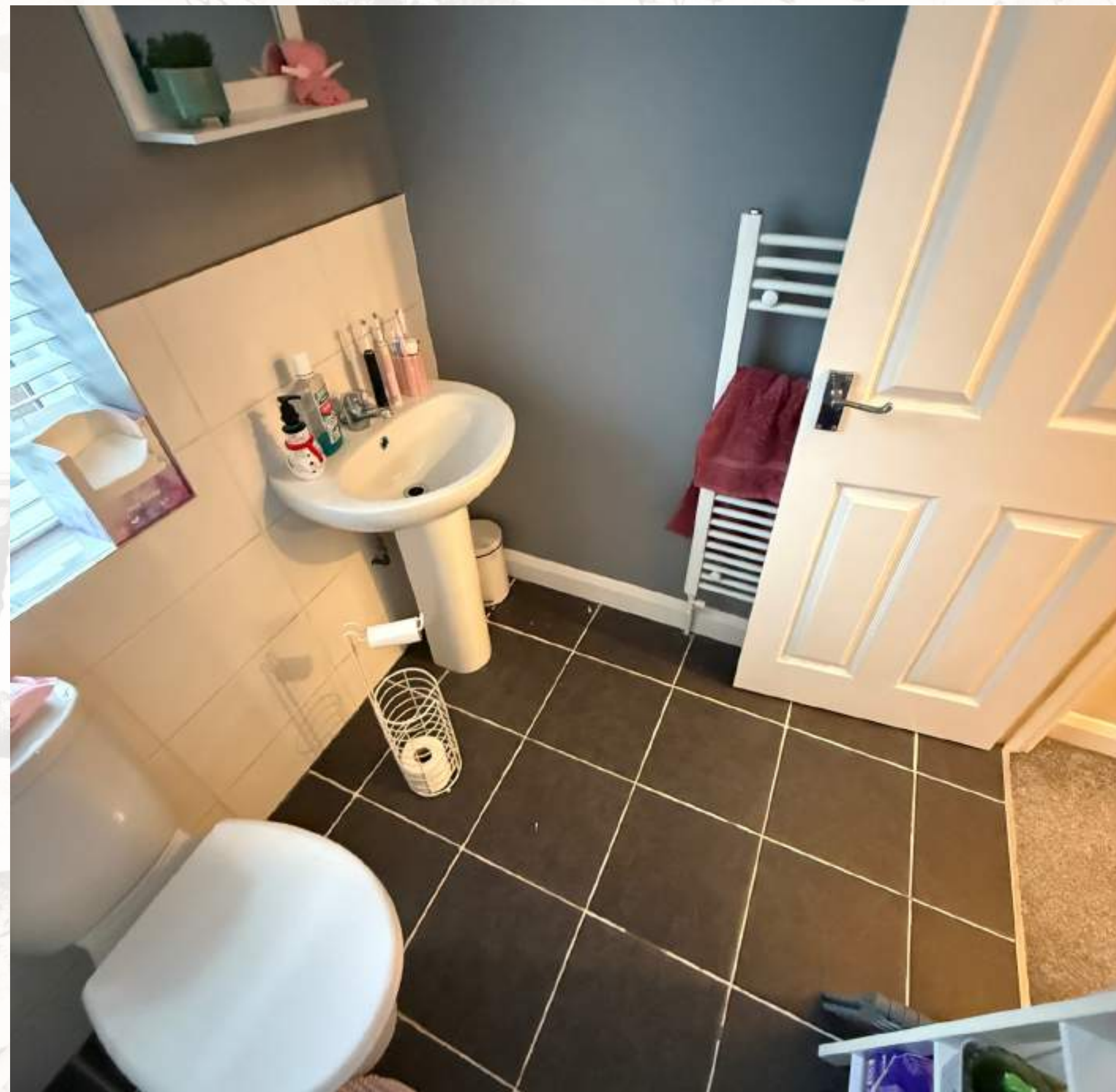


# PICTURES





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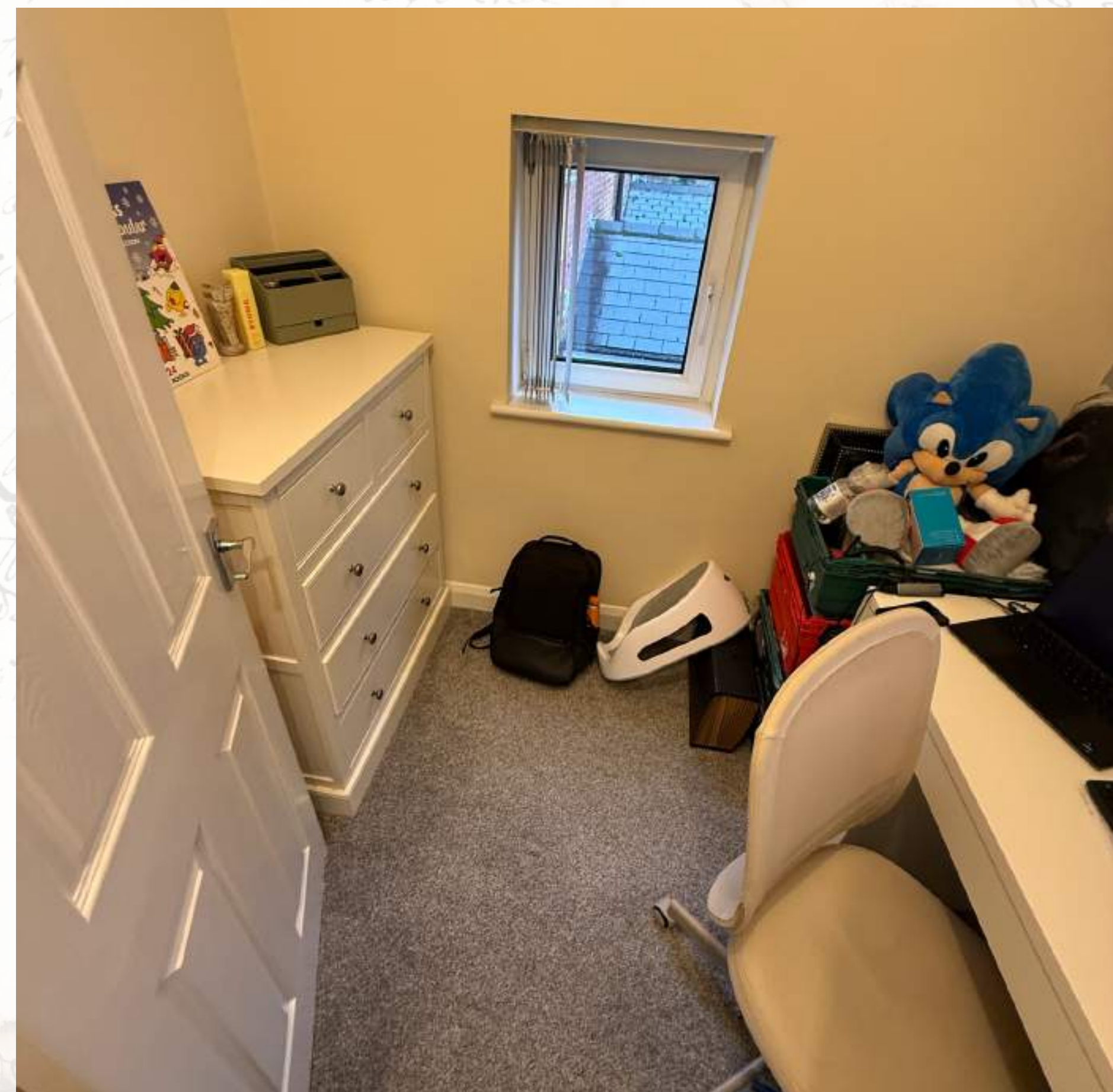


# PICTURES





# PICTURES





# PICTURES





# PICTURES





# SOLD HOUSE PRICES

## 36, St Edmunds Avenue, Mansfield Woodhouse, Mansfield NG19 9JX

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£175,000
Transaction date	30 August 2024
Property type	Semi-detached house
Internal area	97 sq metres
Measurement date	11 Oct 2016
£/sqm	£1,808/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,940
Energy efficiency	E 50



The official internal area on the left is measured by a government-approved assessor. Where the internal area on the agent-provided floor plan differs, it is generally wise to consider the measurement as where a property has been extended the official internal area may be out of date.

## 23, St Edmunds Avenue, Mansfield Woodhouse, Mansfield NG19 9JX

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£167,000
Transaction date	6 December 2024
Property type	Semi-detached house
Internal area	94 sq metres
Measurement date	4 Mar 2016
£/sqm	£1,991/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	B
Council tax rate	£1,940
Energy efficiency	D 57

No floorplan available

### 18, Allcroft Street, Mansfield NG19 8BJ

[Semi-Detached](#) [3](#) [Freehold](#)



No other historical records.



### 4, Allcroft Street, Mansfield NG19 8BJ

[Semi-Detached](#) [3](#) [Freehold](#)





# RENTAL PRICES




Let Agreed

**£925** pcm  
£213.46 pw

Let agreed

Property reference: 2568828

Meet the Landlord

 AD QUALITY

Bart A.  
Response Rate: 100%  
Response Time: Within 22 Hours

[Report Listing](#)

3 Bed Semi-Detached House, Butt Lane, NG19

3 bedrooms 1 bathrooms 6 tenants max Mansfield Woodhouse, Mansfield




Let Agreed

**£950** pcm  
£219.23 pw

Let agreed

Property reference: 2447141

Meet the Landlord

 G

George D.  
VERIFIED  
Response Rate: 100%  
Response Time: Within 12 Hours

[Report Listing](#)

3 Bed End Terrace, Vale Road, NG19

3 bedrooms 1 bathrooms 4 tenants max Mansfield Woodhouse, Mansfield



Poplar Street, Mansfield Woodhouse,  
MANSFIELD NG19 9LB **Rented**

Asking price on 4 Oct 2025

**£850** **Reduced**

Links

[PaTMa data](#)

[Portal](#)

3x  1x 

Listed from

19 Aug 2025 for 45 days

Distance

0.00km



# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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About property

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About process

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