

# JOHNSONS & PARTNERS

Estate and Letting Agency



**53 STELLA STREET,**

MANSFIELD, NG18 4AN

**£350,000**



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, MANSFIELD, NG18 4AN

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Five Bedrooms | ALL En-Suite | Fully Occupied | Fully Refurbished in 2024 | Gross Income £33,240 | Great Condition Throughout | Popular Location | Close to Local Amenities | Communal Kitchen |

Room 1 - £625.00 PCM  
Room 2 - £550.00 PCM  
Room 3 - £550.00 PCM  
Room 4 - £495.00 PCM  
Room 5 - £550.00 PCM

Nestled in the bustling heart of Mansfield, Nottingham, resides an exceptional investment opportunity at Stella Street, NG18 4AN. This fully renovated five-bedroom house, modernised to impeccable standards in 2024, offers a seamless blend of luxury and functionality, tailored for the astute investor.

Each of the five en-suite bedrooms is thoughtfully furnished with personal kitchenettes, catering to the modern tenant's desire for privacy and convenience. The property, currently fully rented, stands as a testament to its desirability, ensuring immediate cash flow for the new owner.

This house is a true turnkey solution for investors seeking to capitalise on the robust rental market. The inclusion of a communal kitchen and garden area affords residents with spaces to socialise and relax, further enhancing the property's appeal and fostering a sense of community.

Strategically situated in a popular locale, this investment property is within easy reach of local amenities, adding to its allure for potential tenants. Such a prime position ensures sustained demand and contributes to the property's robust 9% yield, an impressive figure that surpasses the average return in today's market.

Whether you're expanding your portfolio or looking to enter the property investment arena, this five-bedroom HMO is a proposition that promises both high returns and long-term growth. Don't miss out on the chance to own a slice of Mansfield's real estate market, with a property that epitomises convenience, quality, and profitability.



[Entrance Hallway](#)

[Bedroom One + En-suite](#)

[Bedroom Two + En-suite](#)

[Bedroom Three + En-suite](#)

[Communal Kitchen](#)

[First Floor Landing](#)

[Bedroom Four + En-suite](#)

[Bedroom Five + En-suite](#)

[Communal Garden](#)

[Photos](#)

Please note that these photos were taken following a full refurbishment. Externally the property has been upgraded with new fencing, painted walls and patio cleaning.

[Agents Disclaimer](#)

Disclaimer -

Council Tax Band Rating - Mansfield Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

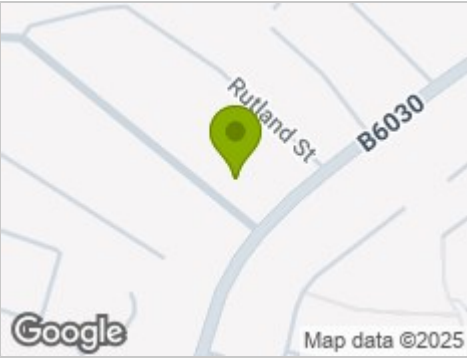
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



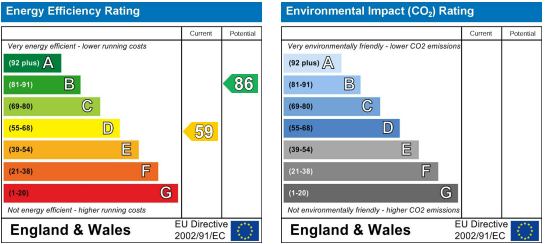
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.