

LOT  
**104**

10 Victoria Street, Kilnhurst, Mexborough, South Yorkshire S64 5SQ

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

- Three/four bedroomed semi-detached property
- Recently refurbished • New fitted kitchen appliances • Private garden • Solar panels
- Double glazing • Central heating

A three/four bedroomed semi-detached property which has been recently refurbished and benefits from new fitted kitchen appliances, private garden, solar panels, double glazing and central heating. The property would be suitable for immediate occupation or investment purposes with a potential rental income of £8,700 per annum if let to a family or if let to 4 individual tenants at £80 pppw the rental income would be approximately £16,640 per annum.

**Situated** Fronting Victoria Street close to its junction with Springfield Road in a popular and well established residential location within close proximity to local amenities, transport links and schooling. Mexborough town centre is approximately 3 miles away.

**Lower Ground Floor** Basement

**Ground Floor** Two Reception

Rooms, Kitchen/Diner,  
Downstairs WC

**First Floor** Three Bedrooms,  
Bathroom/WC, Bathroom

**Second Floor** Attic Conversion

**Outside** Garden, Off road  
parking

**Note** Blundells have not  
inspected the property internally.



**Joint Agent**

**B**  
blundells  
Property Auctions