



Asking Price £55,000 Freehold

17 RECREATION DRIVE | SHIREBROOK | MANSFIELD | NG20 8RG

**BuckleyBrown**  
ESTATE AGENTS



PUBLIC NOTICE - 17 Recreation Drive, Shirebrook, Mansfield, NG20 8RG - We have received an offer of £ 70,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (F)

**\*\*NO ONWARD CHAIN\*\***

EXCELLENT POTENTIAL!... Are you an investor looking for a new renovation project? Or maybe someone who's always wanted to try refurbishing their own property? We've found the perfect opportunity for you here with this two-bedroom property located in Shirebrook and nearby to handy shops and amenities.

The ground floor benefits from two reception rooms, one of which will make a great living room and the other, a dining room. Of course there's plenty of potential to utilise these spaces however you desire, and both are a good size to place furnishings and homely touches. The kitchen leads off nicely from the reception rooms and is currently fitted with a range of units that offer lots of potential for modernisation.

The first floor presents two bedrooms, both of which are a good size. Furthermore, there is a bathroom just off the landing with great opportunity for renovation.

The outside space features a well-established garden which is mainly laid to lawn and benefits from a surrounding fence for additional privacy. The garden is a good size, with lots of potential for landscaping something really special. There's also a single garage to the property for added convenience.

Is this the project for you? Call our team today and find out more!





### Lounge

With central heating radiator, window and access into;

### Dining Room

With central heating radiator, window and access into;

### Kitchen

Complete with a range of units with worktop over, inset sink and drainer, space for a cooker, space for appliances including fridge-freezer and washing machine, central heating radiator and window.

### Landing

### Bedroom One

With central heating radiator and window.

### Bedroom Two

With central heating radiator and window.

### Bathroom

Complete with fitted bath with overhead shower, hand wash basin and opaque window.

### WC

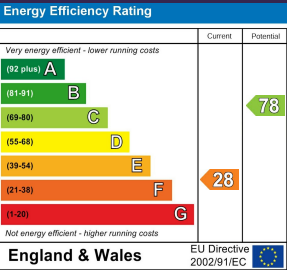
Complete with low flush WC, full-height tiling and opaque window.

### Outside

Featuring a well-established garden to the front with lawn and surrounding fence. Further to this is a garage to the rear.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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