



ASH GROVE | SHIREBROOK | MANSFIELD | NG20 8QA

BuckleyBrown
ESTATE AGENTS

GET ON THE PROPERTY LADDER!!...This two-bedroom semi-detached home is a true gem and we can't wait to show you around. Boasting a well-presented interior with its own private garden, you simply must view this one for yourself! Let's take a peek inside..

Starting with the kitchen, which offers a range of contemporary units and cabinets with work surfaces above, an inset sink, an integrated oven and space for additional appliances! Through to the lounge, which provides a great amount of space to get creative! There is also two windows allowing plenty of light to fill the room.. This property has been decorated neutrally and is the perfect example of a move-in-ready home.

The first floor hosts two excellent bedrooms, the master with fitted wardrobes for added convenience. The family bathroom can be found just off the landing and is fitted with a white three-piece suite. This property would make a great investment for new homeowners!

The spacious garden is private and enclosed. There is a lawn and patio seating area. Imagine inviting the whole family around and enjoying the sunny months together with a BBQ! To the front of the property hosts off-road parking for two cars. Call today to book a viewing!





Hall

With access to;

Living Room 11'6" x 15'4"

Complete with carpeted flooring, a central heating radiator and windows to front elevation.

Kitchen 9'3" dx 18'9"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. With an integrated oven and space for additional appliances.

Landing

With access to;

Bedroom One 9'8" x 15'5"

With carpeted flooring, central heating radiator and windows to front elevation. There are also fitted wardrobe for storage purposes.

Bedroom Two 11'2" x 11'2"

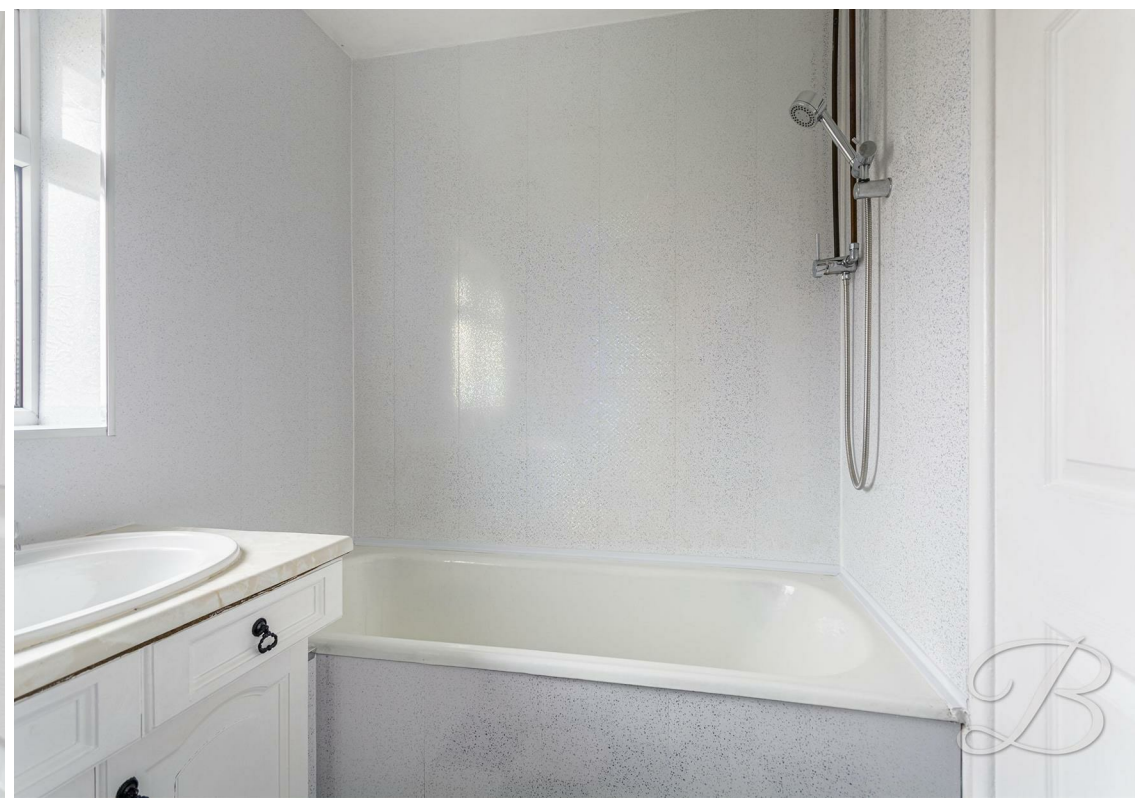
With carpeted flooring, central heating radiator and windows to rear elevation.

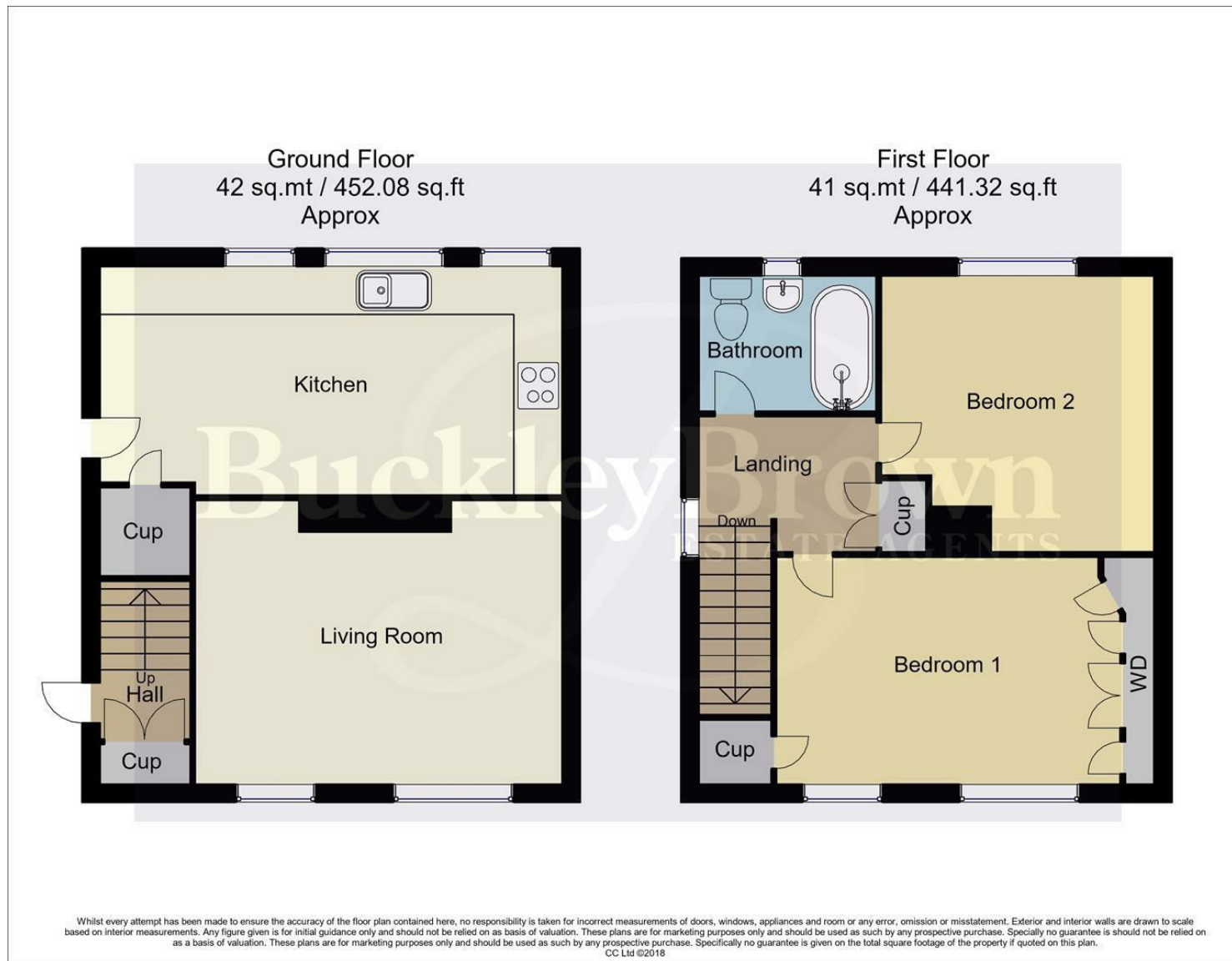
Bathroom 5'6" x 7'2"

Complete with a three-piece suite with a shower over the bath. With window to rear elevation.

Outside

To the rear hosts an enclosed garden with a lawn and patio seating area. To the front there is private parking for two cars.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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