



46 Recreation Drive, Shirebrook, NG20 8BX

Offers Over £105,000

- Three Bedroom Home
- Kitchen
- No Chain
- Open Plan Lounge/Diner
- Downstair WC
- Call The Team To View

46 Recreation Drive, Shirebrook NG20 8BX

**** No Chain****

Tassi Sales and Lettings are delighted to offer to the market this clean and tidy three bedroom home ready for that personal stamp ideally situated within easy reach of Shirebrook centre and benefitting from great road links and train station.

The property briefly comprises, lounge/diner, kitchen, rear entrance hall and Wc to the ground floor. To the first floor you have master bedroom leading though to the family bathroom, 2nd bedroom and a further bedroom to the 2nd floor.

This family home is located towards the end of Recreation Drive. There is on road parking to the front aspect with a low maintenance garden to the front and courtyard to the rear.

This property needs to be seen to be appreciated, call the team to arrange your viewing.



Council Tax Band: A



Ground Floor Accommodation

Upvc Entrance Door

Leading to:-

Lounge/Diner

With dual aspect Upvc window to the front and rear aspect, carpet flooring, ceiling light, wall light, gas fire with surround and stairs off to the first floor.

Access to the :-

Kitchen

Fitted with a range of wall and base units, built in electric oven, gas hob and extractor over, part tiled walls, 1 1/2 bowl sink and drainer with mixer tap, vinyl flooring, space for tall standing fridge freezer, space and plumbing for washing machine, Upvc window to the side aspect and radiator. Leading to :-

Rear Entrance Hall

Upvc door to the side aspect with access to the Wc and kitchen.

Wc

Upvc obscured window to the side aspect, low flush Wc, ceiling light and vinyl flooring.

First Floor Accommodation

Access to two bedrooms and stairs off to the second floor.

Bedroom One

Upvc window to the rear aspect, ceiling light, radiator, storage cupboard and carpet flooring.

Access to :-

Bathroom

Fitted with 3 piece suite including, bath with electric shower over and panel shower screen, wash hand basin, part tiled walls and radiator. Upvc obscured window to the side aspect.

Bedroom Two

Upvc window to the front aspect, ceiling light, radiator and laminate flooring.

Second Floor Accommodation

Bedroom Three

Upvc window to the rear aspect, ceiling light point, radiator and laminate flooring.

Outside

With a lawned garden to the front elevation with a maintained lawn, paved patio area and fenced boundaries. The rear has a shared court yard with brick build storage shed and rear gated access.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.





Directions

Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

