



**61 Central Drive  
Shirebrook, Nottinghamshire NG20 8RA**

**£119,000**

- THREE BEDROOM, MID TERRACE PROPERTY, WELL PRESENTED THROUGHOUT.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- MODERN, FITTED KITCHEN INCLUDING BUILT IN ELECTRIC OVEN AND GAS HOB.
- ON THE FIRST FLOOR CAN BE FOUND THE THREE DOUBLE BEDROOMS.
- TO BE SOLD, SUBJECT TO THE CURRENT TENANCY, NOT VACANT POSSESSION.
- ENTRANCE AREA LEADING TO LOUNGE AND SEPARATE DINING ROOM.
- INNER LOBBY PROVIDING ACCESS TO THE BATHROOM AND SEPARATE WC.
- CURRENT RENT OF £695PCM, PRODUCING A GROSS RETURN OF 7.0%.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

Take the A617 Chesterfield Road South, then becoming Chesterfield Road North. At the island in Pleasley, take the last exit, signposted towards Shirebrook. Turn right at the crossroads onto Main Street, eventually turning right onto Central Drive. The property is further up here on the left hand side.

## ACCOMMODATION COMPRISES:

### ENTRANCE AREA.

### LOUNGE

**13'3 into bay x 11'9 (4.04m into bay x 3.58m)**

UPVC double glazed bay window to the front. Radiator. Cupboards housing the gas and electric meters and consumer unit.



### DINING ROOM

**12'0 x 12'0 (3.66m x 3.66m)**

Living flame gas fire with marble hearth and insert with feature surround. UPVC double glazed rear aspect. Radiator. Large, walk-in cupboard/storage.



## KITCHEN

**8'2 x 8'2 (2.49m x 2.49m)**

Having a range of modern base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and extractor. UPVC double glazed door and window to the rear.



### INNER LOBBY

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Radiator

### SEPARATE WC

UPVC obscure glaze.

### BATHROOM

Panelled bath, separate shower cubicle with PVC panelling and wash hand basin. Tiled surrounds, radiator and UPVC obscure glaze.

### FIRST FLOOR.

### LANDING.

### BEDROOM ONE

**15'10 x 10'9 (4.83m x 3.28m)**

UPVC double glazed front elevation. Radiator.



## **BEDROOM TWO**

**12'0 x 9'9 (3.66m x 2.97m)**

Radiator. UPVC double glazed rear elevation.



## **BEDROOM THREE**

**12'3 x 8'3 (3.73m x 2.51m)**

Cupboard housing the combination boiler. UPVC double glazed rear elevation. Radiator.

## **OUTSIDE**

There is a lawned garden to the front of the property and a tarmacked courtyard to the rear.

The property is in council tax band A (Bolsover District Council).



## **N.B**

Our client shall not be seeking to serve notice on these tenants prior to completion. The property shall be purchased with the tenants in situ, not vacant possession on completion.

## **MONEY LAUNDERING**

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are

proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **FINANCIAL ADVICE**

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5633/14/03/2024.

