



Coronation Drive  
Shirebrook Mansfield





# Coronation Drive Shirebrook Mansfield NG20 8RH

for sale guide price  
**£135,000**



## Property Description

We are pleased to bring to the market this well presented, two bedroom, semi-detached bungalows that sits in the heart of Shirebrook with great access to local amenities and road links. The property sits on a beautifully presented plot with front and rear gardens that are well maintained and offer great privacy.

In brief the property comprises of; entrance hall, lounge, fitted kitchen, two double bedrooms and a family bathroom. Externally you will find a large front and rear garden with a secure fenced boundary and presentable outlook!

A viewing is highly recommended to appreciate what is on offer! Call today to arrange a viewing!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they

will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

With UPVC door to the front elevation and laminate flooring.

## Lounge

11' 6" into recess plus bay window x 13' 1" plus recess ( 3.51m into recess plus bay window x 3.99m plus recess )  
UPVC double glazed bay window to the front elevation, laminate flooring and radiator.

## Kitchen

9' 2" x 10' 6" ( 2.79m x 3.20m )  
Fitted with matching wall and base units with work surfaces over that incorporates a stainless steel sink and drainer with mixer tap, integrated electric oven, electric hob and cooker-hood over, plumbing for washing machine, tiled splashbacks, boiler, vinyl flooring, pantry, two UPVC double glazed windows to the rear elevation and UPVC double glazed door to the side leading to the garden.

## Bedroom One

13' 1" x 13' 1" ( 3.99m x 3.99m )  
UPVC double glazed window to the front elevation, laminate flooring and radiator.

## Bedroom Two

.9' 2" x 9' 10" ( 2.79m x 3.00m )  
UPVC double glazed window to the rear elevation, laminate flooring and radiator.

## Bathroom

Fitted with bath with mixer tap, pedestal wash hand basin, W.C, partly tiled splashbacks, vinyl flooring, loft access, radiator and UPVC double glazed opaque window to the rear elevation.

## Front

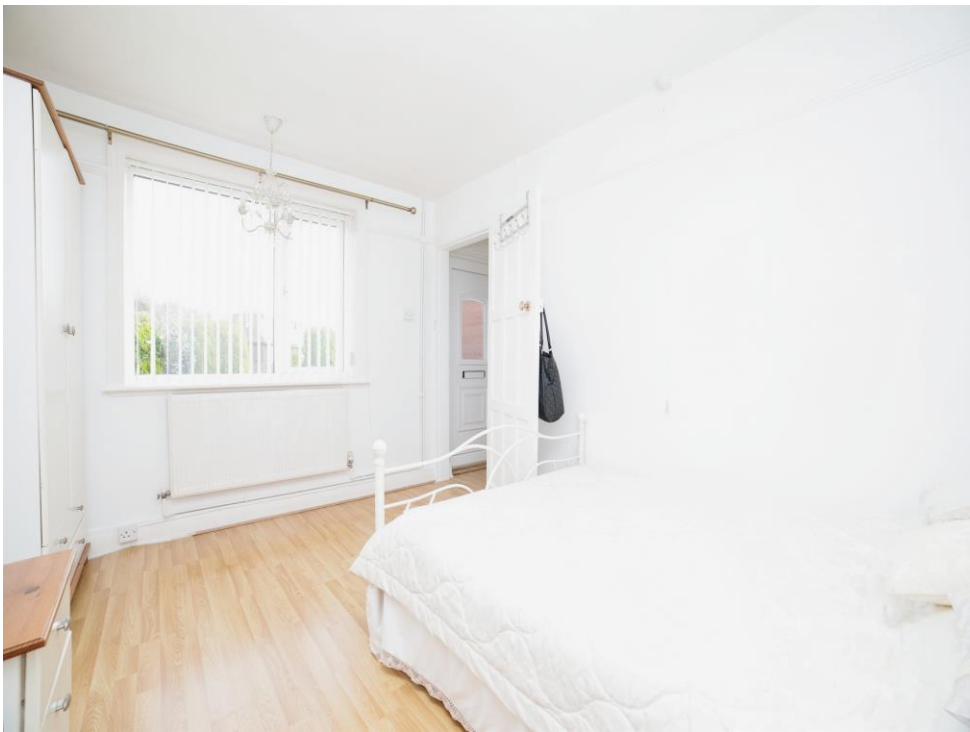
The property is set back from the road with a presentable front that is mainly laid to lawn with a secured fenced boundary and a range of; trees, bushes and shrubs along with side access leading to the rear garden.

## Rear

The rear of the property offers a beautiful enclosed garden with a range of plants, shrubs, trees and bushes along with seated patio area, flower bed borders and a secure fenced boundary.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E Mansfield@burchelledwards.co.uk**

12 Albert Street  
MANSFIELD NG18 1EB

EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD208011](https://www.burchelledwards.co.uk/Property/MFD208011)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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