



Offers In The Region Of £280,000 Freehold

5 COLONADE | SHIREBROOK | MANSFIELD | NG20 8BL

**BuckleyBrown**  
ESTATE AGENTS

**OUTSTANDING POTENTIAL.** Located in Shirebrook, Mansfield, this terraced house on Colonade presents an exciting development opportunity for those looking for an exciting project. The location is ideal for those looking to invest in a vibrant community, with local amenities, schools, and transport links all within easy reach. This property is a promising prospect for both residential and commercial ventures.

The ground floor of this property offers a versatile commercial space, perfect for a variety of business opportunities. With ample foot traffic and visibility, this area can be transformed to suit your entrepreneurial vision, whether it be a retail shop, café, or office space. The potential for generating income from this prime location is significant, making it an attractive option for savvy investors.

Moving upstairs, you will find a well-proportioned three-bedroom, one bathroom house. Comprising of a spacious living area, versatile dining area and a kitchen. This space is ripe for renovation, allowing you to create a comfortable family home or rental property. The layout provides a blank canvas for modernisation, with the potential to enhance the living experience.

Outside, the property features a lawn area, private driveway and a handy garage, with the potential to expand and develop to the rear. Overall, this terraced house on Colonade is a remarkable opportunity for those looking to invest in a property with great potential in a thriving community.

Call now to arrange your viewing!





### Ground Floor (Commercial)

#### Shop 21'9" x 26'3"

Versatile room requiring refurbishment, offering excellent potential for a variety of commercial uses. Window fitted to the front elevation.

#### Post Office 12'5" x 6'0"

Additional room to the rear offering excellent potential. Surrounding windows.

#### Hall

Hall giving access to the side of the property and a utility room.

#### Utility 7'9" x 7'8"

Ample storage space with access to a wc. Window to the side elevation.

#### WC

Fitted with a low flush WC.

### First Floor (Residential)

#### Hall

Window to the side and leading access into;

#### Living Room 19'9" x 12'1"

Carpeted flooring, feature fireplace and a bay window to the front elevation.

#### Dining Room 12'9" x 14'11"

Versatile room with a feature fireplace and windows to the rear elevation.

#### Kitchen 8'9" x 11'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and further space for additional appliances. Window to the side elevation.

### Second Floor (Residential)

### Landing

Windows to the side and leading access into;

#### Bedroom One 12'11" x 15'0"

Fitted wardrobes and a window to the rear elevation.

#### Bedroom Two 11'3" x 12'1"

Fitted wardrobes and a window to the front elevation.

#### Bedroom Three 8'0" x 9'4"

Fitted with two windows.

#### Bathroom

Four piece suite fitted with a hand wash basin, low flush WC, bath and a separate shower. Windows to both sides.

### Outside

Externally the property offers a private driveway and a garage. Alongside a lawn area.

### Agent Note

Any queries regarding the EPC rating please contact a member of our team.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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