



£1,200 Per Month

2 PIPER STREET | SHIREBROOK | MANSFIELD | NG20 8GH

**BuckleyBrown**  
ESTATE AGENTS



Here on Piper Street we have a beautifully-presented and spacious home ideally situated in the heart of Shirebrook, offering convenient access to local amenities, schools and transport links. The property provides comfortable and practical living accommodation, making it an excellent choice for families, couples or individuals seeking a well-connected home within easy reach of Mansfield and surrounding areas.

On the ground floor there is a generously sized living room providing a comfortable and welcoming space to relax or entertain, along with a well-appointed kitchen diner offering ample storage and worktop space, ideal for everyday family living. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the property comprises three well sized bedrooms, offering flexible accommodation for families or professionals. The master bedroom features its own en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a modern three piece suite.

Externally, the property enjoys a private rear garden, providing outdoor space to unwind, with on-street parking available to the front.

Early viewing is highly recommended!











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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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>		<b>96</b>
(81-91) <b>B</b>	<b>84</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		
England & Wales		EU Directive 2002/91/EC

2 PIPER STREET  
SHIREBROOK  
MANSFIELD  
NG20 8GH



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**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.