



Vale Drive
Shirebrook Mansfield

burchell
edwards

Vale Drive Shirebrook Mansfield NG20 8RQ

for sale
£80,000



Property Description

Vale Drive, Shirebrook

Offers Over £80,000
Traditional Sale

Perfect for first-time buyers and investors alike, this spacious two-bedroom property with an additional loft room offers fantastic value for money and is ideally situated in a convenient Shirebrook location.

The accommodation comprises two large reception rooms, providing ample space for both living and dining, alongside a fitted kitchen and family bathroom. To the first floor are two generously sized bedrooms, with the addition of a versatile loft room that could be utilised as a home office, hobby room or useful storage space.

Externally, the property benefits from a substantial rear garden, offering plenty of outdoor space for families, entertaining guests or future landscaping opportunities.

Located close to local amenities and well-served bus routes, the property provides excellent accessibility for commuters and residents alike.

For investors, this property presents an outstanding opportunity to capitalise on the strong demand for rental accommodation within the area, with the potential to generate an attractive rental income.

Offered to the market via traditional sale with offers over £80,000, early viewing is highly recommended.

To arrange your viewing, contact Burchell Edwards today.

Living Room

A spacious reception room featuring attractive wooden flooring, a double glazed window to the front elevation allowing plenty of natural light, and a wall mounted radiator creating a comfortable living environment.

Kitchen

Fitted with a range of storage units and work surfaces, the kitchen benefits from laminate flooring, a stainless-steel sink unit and a double glazed opening window, creating a functional and practical space for everyday cooking and dining.

W/C

Conveniently located on the ground floor, the W/C comprises a ceramic wash-hand basin, vinyl flooring, and a double glazed opaque window to the rear elevation.

Landing

The first-floor landing is fitted with carpet flooring, a wall mounted radiator and provides access to the loft space.

Bedroom One

A generous double bedroom featuring carpet flooring, a wall mounted radiator and two double glazed windows to the front elevation, allowing an abundance of natural light.

Bedroom Two

A well-proportioned bedroom complete with carpet flooring, a wall mounted radiator and double glazed windows to the front elevation.

Loft/ Third Bedroom

A versatile additional room offering carpet flooring, a wall mounted radiator and double glazed windows to the rear elevation, suitable for a variety of uses including a home office, hobby room or occasional bedroom space.

Bathroom

Comprising a bath with surrounding tiled walls, the bathroom also benefits from vinyl flooring, a wall mounted radiator and a double glazed opaque window to the rear elevation.

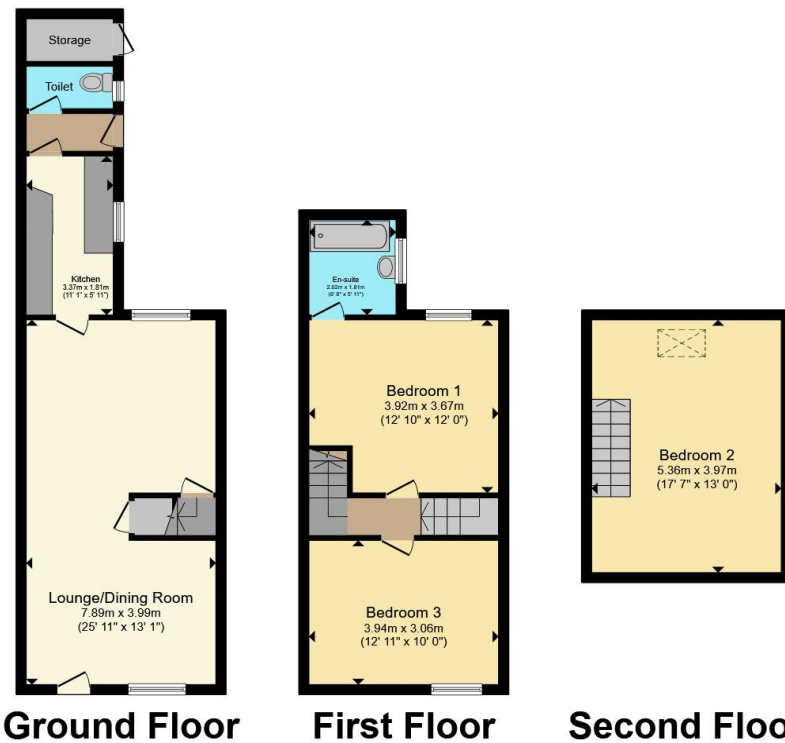
Externals

Externally, the property benefits from a substantial rear garden with lawn, fenced surround, and offering plenty of outdoor space for families, entertaining guests or future landscaping opportunities.









Total floor area 97.4 m² (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209907



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209907 – 0001