

FREEHOLD

House - Terraced (EPC Rating: D)

189 MAIN STREET, SHIREBROOK, NG20 8DT

Offers Around

£107,000

FEATURES

- Terrace Property
- Two Bedrooms Plus Attic
- Two Receptions
- Recent Fitted Roof
- New Kitchen & Shower Room
- Recently Fitted Boiler & Heating System
- Great First Time Buy Or Investment



Location

2 Bedroom House - Terraced located in Shirebrook

Lounge

12'44 x 12'09 (3.66m x 3.89m)

Dinng Room

12'15 x 12'10 (3.66m x 3.91m)

Kitchen

11'11 x 6'51 (3.63m x 1.83m)

Shower Room

6'32 x 4'97 (1.83m x 1.22m)

Stairs & Landing

Bedroom One

12'1 x 11'91 (3.68m x 3.35m)

Bedroom Two

12' x 12' (3.66m x 3.66m)

Attic room

12'95 x 12'15 (3.66m x 3.66m)

External

Garden to the front with path, courtyard to the rear.

Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or

implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering

Intending purchasers will be asked to produce identification before a sale can be agreed.

Viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

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

Telephone: (01623) 654555 option 1.





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Council Tax Band

A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Location