



Prospect Drive  
Shirebrook Mansfield

burchell  
edwards

# Prospect Drive Shirebrook Mansfield NG20 8BH

for sale guide price  
**£108,000**



## Property Description

Situated on Prospect Drive in Shirebrook, this property presents an excellent investment opportunity and requires a programme of modernisation.

The accommodation briefly comprises a front-access kitchen fitted with a range of wall and base units, leading through to a ground floor shower room which has been recently updated. A lounge to the rear provides access via double doors to a spacious conservatory, offering additional living space and direct access to the garden.

To the first floor are two bedrooms along with a separate dressing room, providing flexible accommodation.

Externally, the property benefits from a front lawn and concrete area with access to the side and rear, while the generous rear garden is mainly laid to lawn with a hardstanding section and enclosed boundaries.

Offered with no upward chain, this property is ideal for investors or buyers looking to modernise and add value.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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## Kitchen

Accessed via the front door, the kitchen is fitted with matching wall and base units, stainless steel sink and drainer, gas hob and electric oven. Two double glazed windows to the front elevation, tiled walls and flooring, space for a washing machine and a door leading to the shower room.

## Lounge

Front-facing lounge with double glazed window, wall mounted radiator and stairs rising to the first floor. Double doors provide access through to the conservatory.

## Conservatory

Light-filled conservatory with double glazed windows to all sides, vinyl flooring and a wall mounted radiator. Featuring a ceiling fan and double doors opening onto the rear garden, with internal doors to the lounge.

## Shower Room

Recently updated shower room comprising a ceramic WC, vanity wash hand basin and walk-in shower. Finished with Aqua board walls, a wall mounted radiator and a double glazed opaque window.

## Bedroom One

Front-facing bedroom with double glazed window, wall mounted radiator and built-in storage.

## Bedroom Two

Rear-facing bedroom with double glazed window, wall mounted radiator and storage.

## Dressing Room

Versatile additional space with double glazed window and wall mounted radiator, ideal for use as a dressing room or study.

## Externals

To the front is a lawned and concrete area providing access to the side and rear. The generous rear garden is mainly laid to lawn with a concrete hardstanding area and fenced boundaries.









Total floor area 80.6 m<sup>2</sup> (867 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](http://www.propertybox.io)



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12 Albert Street  
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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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