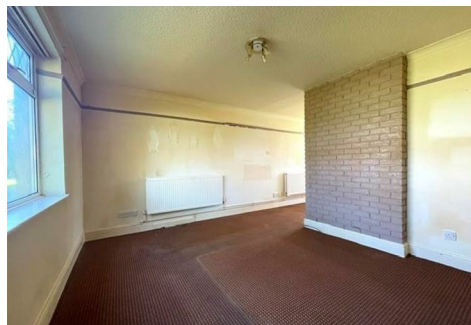




**1 Bramble Close**  
**Shirebrook, Nottinghamshire NG20 8HG**  
**Offers Over £110,000**

- A TWO BEDROOMED, END TOWN HOUSE, WITH NO UPWARD CHAIN.
- INCLUDES COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- OPENING THROUGH TO THE DINING ROOM AND SEPARATE KITCHEN.
- OPEN PLAN GARDEN TO THE FRONT AND ENCLOSED REAR GARDEN.
- REQUIRES GENERAL UPGRADING, HAVING PREVIOUSLY BEEN RENTED.
- ENTRANCE HALL, WITH ACCESS TO THE LOUNGE HAVING FRONT ASPECT.
- FIRST FLOOR HAVING TWO BEDROOMS AND BATHROOM AND WC.
- CLOSE TO LOCAL AMENITIES AND THE M1 MOTORWAY.

### VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### DIRECTIONS:

from Mansfield Proceed onto Chesterfield Road South, which then becomes Chesterfield Road North. At the large traffic island, take the 4th exit onto Common Lane. Turn right at the end of here onto Main Street. Turn left onto Little Lane, right onto Carter Lane and left onto Alder way. Turn right onto Recreation Road, left onto Pear Tree Drive and right onto Bramble Close.

### Accommodation comprises:

#### Entrance hall

UPVC front door, radiator and stairs rising to the first floor.

#### Lounge

**13'3 x 10'8 (4.04m x 3.25m)**

UPVC double glazed front aspect. Radiator. Opening through to dining room.



#### Dining room

**8'1 x 8'1 (2.46m x 2.46m)**

Radiator. UPVC rear aspect.



#### Kitchen

**10'9 x 9'3 (3.28m x 2.82m)**

Fitted with base and eye level units, work tops and stainless-steel sink unit and single drainer. Cupboard housing the combination boiler. UPVC side and rear windows. Access to rear.



#### First floor

#### Landing

Two built in cupboards, radiator and loft access.

#### Bedroom One

**16'6 x 9'2 (5.03m x 2.79m )**

UPVC double front aspect. Radiator. Fitted cupboard.





### Bedroom Two

11'2 inc cupboard x 9'3 plus wardrobe (3.40m inc cupboard x 2.82m plus wardrobe )

Built in wardrobe and cupboard. Radiator. UPVC rear elevation.



### Bathroom

Two-piece white suite comprising bath and wash hand basin. Electric shower. UPVC obscure glaze.



### Separate WC

UPVC window.

### Outside

There is an open plan garden to the front and an enclosed, low maintenance rear garden.



The property is in council tax A ( Bolsover District Council).

### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5886/05.05.2026

