



£895 Per Month

28 BRACKEN ROAD | SHIREBROOK | MANSFIELD | NG20 8FB

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ESTATE AGENTS

Welcome to this well-presented two-bedroom mid-terraced home located in the popular residential area of Shirebrook, ideally positioned close to local shops, schools, and transport links. This property offers spacious and versatile accommodation, making it an excellent choice for couples, small families, or professionals alike.

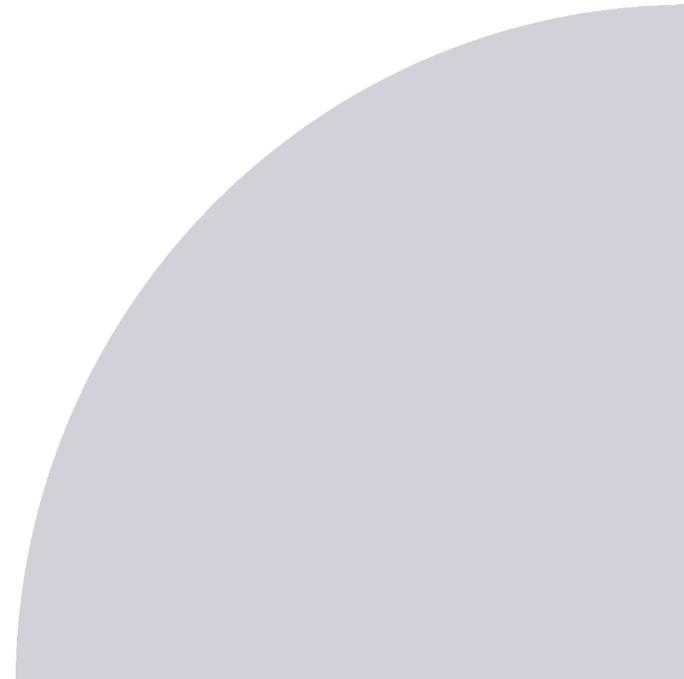
Upon entering the property, you are welcomed into a central hallway which provides access to the ground floor rooms. To the front of the property is the kitchen, offering ample worktop and storage space, along with access to a convenient downstairs WC and additional storage cupboard.

Moving through the home, you will find a generous dining room, providing ample space for a family dining table and ideal for entertaining guests. To the rear sits a bright and comfortable living room, enhanced by Velux windows that allow natural light to flood the space, along with French doors that open directly onto the rear garden, creating a pleasant indoor-outdoor feel.

To the first floor, the property offers two well-proportioned bedrooms along with a family bathroom fitted with modern fixtures.

Externally, the rear garden has been designed with low maintenance in mind and features artificial lawn, a patio seating area perfect for outdoor dining or relaxing, and enclosed fencing providing both privacy and security.









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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	80
England & Wales		EU Directive 2002/91/EC	

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