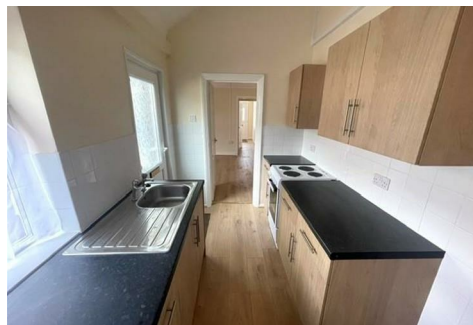




26 Sherwood Drive
Shirebrook, Nottinghamshire NG20 8RF
Offers Over £100,000

- A TRADITIONAL TWO BEDROOMED TERRACE, WITH MORE RECENT THIRD, ATTIC BEDROOM.
- TWO SEPARATE RECEPTION ROOMS AND FITTED KITCHEN WITH MODERN UNITS.
- TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS AND ATTIC BEDROOM TO THE SECOND FLOOR.
- LOCAL AMENITIES AVAILABLE WITHIN SHIREBROOK AND GOOD TRANSPORT LINKS TO THE M1.
- LIKELY RENTAL INCOME IN THE REGION OF £750PCM, PRODUCING A GROSS RETURN OF 9%.
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND CONSUMER UNIT TESTED IN 2026.
- REAR LOBBY PROVIDING ACCESS TO THE GROUND FLOOR SHOWER ROOM AND SEPARATE WC.
- LONG FRONT GARDEN TO THE FRONT (POTENTIAL CAR STANDING) AND COURTYARD AREA TO THE REAR.
- MAJOR EMPLOYERS LOCALLY INCLUDE SPORTS DIRECT AND AN AMAZON DISTRIBUTION CENTRE.
- OUR CLIENT IS LOOKING TO ACHIEVE A SALE BY THE BEGINNING OF NOVEMBER, HENCE THE PRICE.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on Chesterfield Road South, which then becomes Chesterfield Road North. At the large island at Pleasley, take the fourth exit onto Common Lane (B6407). At the bottom of here, turn right at the traffic lights onto Main Street. Turn right onto Church Drive, then left towards Sherwood Drive.

ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

13'2 x 10' (4.01m x 3.05m)

UPVC double glazed front window and UPVC front door. Cupboards housing the gas and electric meters and consumer unit, tested in 2026. Radiator. Laminate flooring.



DINING ROOM

13'1 x 12'1 (3.99m x 3.68m)

Stairs leading to the first floor. Under stair cupboard. Radiator, laminate flooring and UPVC double glazed rear aspect.



KITCHEN

10'10 x 6'4 (3.30m x 1.93m)

Fitted with modern, base and wall mounted units, work surfaces and stainless-steel sink unit and single drainer. UPVC double glazed window and UPVC rear door. Laminate flooring.



REAR LOBBY AREA

SEPARATE WC

Obscure glaze window.

SHOWER ROOM

With shower area and wash hand basin. Fully tiled, non-slip flooring, radiator and UPVC obscure glaze.



FIRST FLOOR

LANDING

Stairs providing access to the attic bedroom.

BEDROOM ONE

13'1 x 12'1 (3.99m x 3.68m)

Cupboard housing the combination boiler. Radiator. UPVC double glazed rear elevation.



BEDROOM TWO

13'1 x 10'1 (3.99m x 3.07m)

Radiator. UPVC double glazed front elevation.



ATTIC BEDROOM

17'1 x 12'3 (5.21m x 3.73m)

Double glazed sky light, radiator and access to remaining loft space.



OUTSIDE

There is a long front garden to the property, with potential off-street parking. The property has a courtyard to the rear. Outhouse.



The property is in council tax band 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. MA5917/17.09.26

