

wards
estate agents

40 Bracken Road

Shirebrook, Mansfield, NG20 8FB

Offers in the region of £140,000

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OFFERED WITH NO CHAIN!
Well presented & maintained TWO DOUBLE BEDROOM SEMI DETACHED HOUSE which benefits from gas central heating with a Combi boiler & uPVC double glazing. Located in Shirebrook - a well-established town located on the Nottinghamshire and Derbyshire border, offering a practical and accessible setting with a strong sense of community. Known for its affordability and convenience, it appeals to a wide range of buyers, including first-time purchasers, families and investors alike.

Potential Yield of 6%- based on a monthly rent of £800 per month and a purchase price of £150,000

The town provides a good selection of everyday amenities, including supermarkets, local shops, schools and healthcare services. Shirebrook also benefits from a number of leisure facilities and green spaces, with nearby parks and open areas offering opportunities for outdoor recreation.

Internally comprises of entrance hall, cloakroom/WC, reception/dining room, conservatory. On the first floor main double bedroom, second double bedroom, family bathroom with 3 piece suite.

Shirebrook is also well connected, with a railway station offering direct links to Nottingham and Worksop, while road links make commuting to surrounding areas straightforward. This balance of connectivity and local convenience makes it an increasingly popular choice for those seeking value without sacrificing accessibility.

























Additional Information

Gas Central Heating-Vaillant Combi Boiler
Current Gas & Electrical Certificates available
uPVC double glazed windows
Re-decorated throughout
Gross Internal Floor Area- 74.6 Sq.m/ 803.0 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Shirebrook Academy

Entrance Hall

9'9" x 3'7" (2.97m x 1.09m)

Front Open Porch with front entrance door leads into the hallway. Coats storage cupboard.

Claokroom/WC

6'5" x 2'7" (1.96m x 0.79m)

Comprising of a White 2 piece suite including a wash hand basin and low level WC

Fitted Kitchen

9'5" x 6'2" (2.87m x 1.88m)

Comprising of a range of White fronted base and wall units with complimentary work surfaces and inset stainless steel sink with feature 'brick' style tiled splash backs. Space is provided for a cooker, fridge/freezer and washing machine (all appliances are included in the sale) Vaillant Combi Boiler.

Reception Room

14'7" x 12'8" (4.45m x 3.86m)

Well presented family reception room with Patio doors leading into the Conservatory. Door leading into the inner hallway with stairs to the first floor.

uPVC Conservatory

9'0" x 8'1" (2.74m x 2.46m)

A superb second reception room facility with continental style vinyl flooring and French doors leading onto the rear gardens.

First Floor Landing

9'4" x 6'5" (2.84m x 1.96m)

Useful linen storage cupboard. Access to the attic.

Front Double Bedroom One

12'8" x 8'8" (3.86m x 2.64m)

Main double bedroom with two front aspect windows.











Rear Double Bedroom Two

9'6" x 8'6" (2.90m x 2.59m)

A versatile second bedroom which could also be used for office or home working if required. Double built in wardrobe.

Family Bathroom

8'9" x 8'2" (2.67m x 2.49m)

Comprising of a 3 piece White suite with bath having an electric shower and tiled splash backs, pedestal wash hand basin and low level WC. Feature radiator.

Outside

Superb front driveway provides ample parking for two vehicles.

Enclosed rear garden with fenced boundaries, paved patio and lawn area.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Bolsover District Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

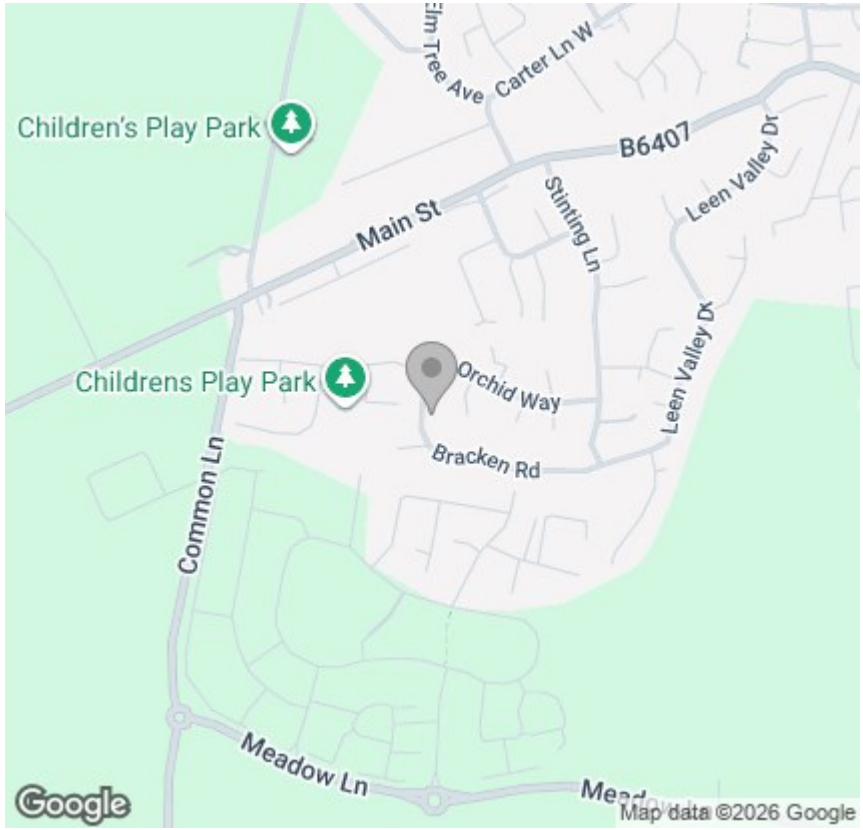
Floor Plan



Total floor area: 74.6 sq.m. (803 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

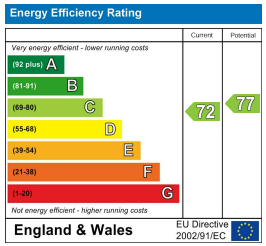
Area Map

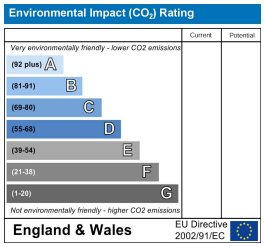


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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