

**FOR SALE**



**Bilberry Drive, Shirebrook, Mansfield**

**3 Bedrooms, 1 Bathroom, 1 En-Suite, Detached House**

**Asking Price Of £225,000**



- Lounge
- Dining Kitchen
- Downstairs WC
- En-Suite
- Family Bathroom
- Driveway
- Garage
- Council Tax Rating = C

ENTRANCE Having a front entrance door.

LOUNGE 14' 4" x 10' 11" (4.37m x 3.33m) Having a radiator and double glazed window to the front elevation.

KITCHEN/DINER 20' 4" x 9' 3" (6.2m x 2.82m) Having fitted wall, drawer and base units with built in electric oven and gas hob with extractor over, space for fridge freezer and washing machine, Integrated dishwasher, radiator, storage cupboard and double glazed window to the rear elevation with french patio doors leading to the rear garden.

INNER HALL Stairs leading to the first floor.

CLOAKROOM Having a low flush wc and pedestal wash basin and radiator.

LANDING Having a storage cupboard and loft access.

BEDROOM ONE 11' 1" x 10' 7" (3.38m x 3.23m) Having a radiator and double glazed window to the front elevation.

ENSUITE Having a low flush wc, pedestal wash basin and shower cubicle, radiator and double glazed window to the side elevation.

BEDROOM TWO 12' 5" x 9' 1" (3.78m x 2.77m) Having a radiator and double glazed window to the rear elevation.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**BEDROOM THREE 10' 11" x 9' 3" (3.33m x 2.82m)**  
Having a radiator and double glazed window to the rear elevation.

**OUTSIDE** To the front of the property there is a driveway providing off street parking and leading to the garage with side gated access to the rear garden which is mainly laid to lawn with patio area.

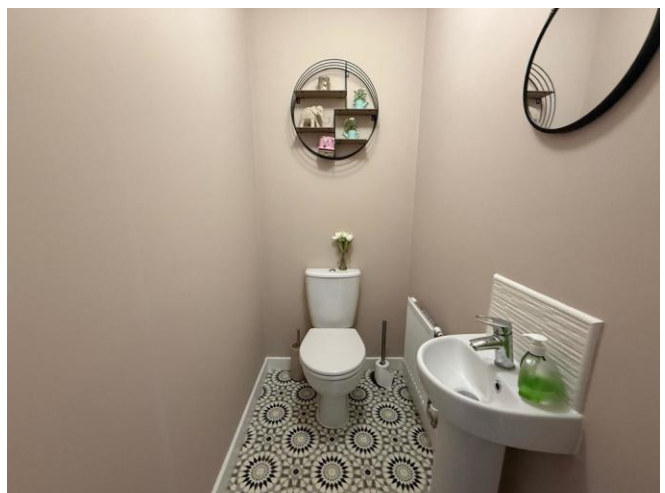
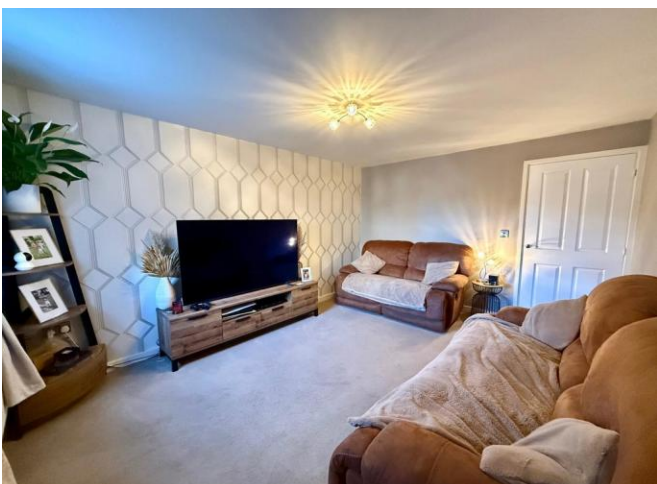
#### DISCLAIMER

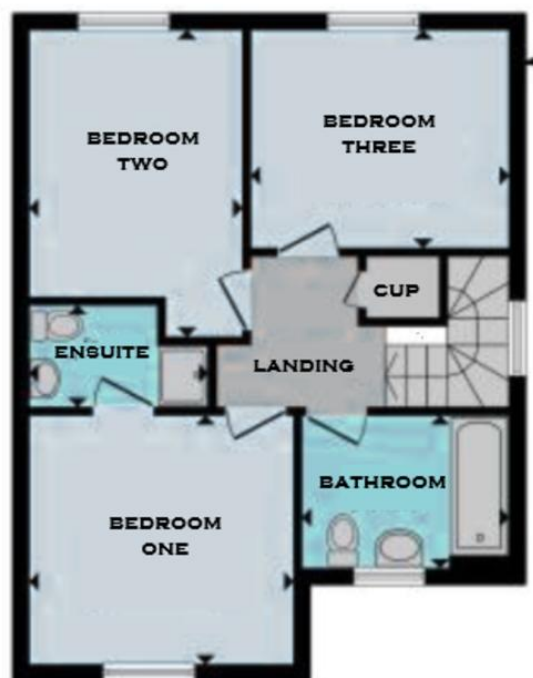
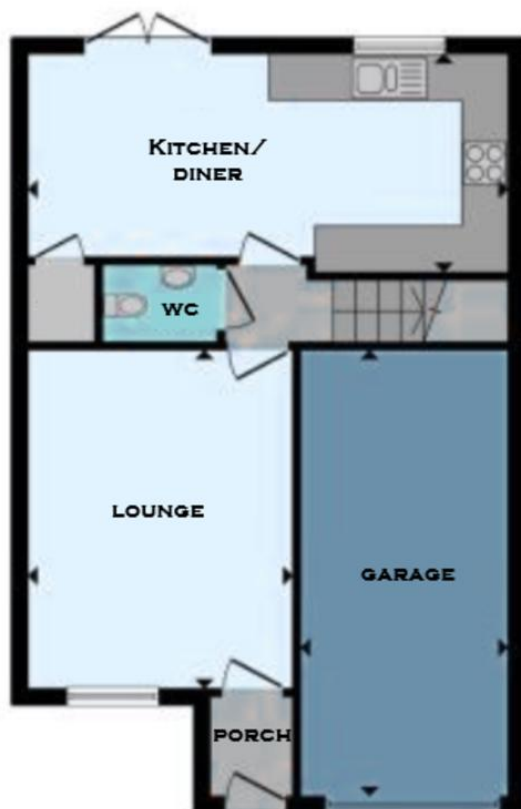
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The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. It is believed that this property is Freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Our team of qualified Financial Consultants can provide you with up to the minute information on many of the

rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.





## Martin & Co Mansfield

4a Market Street • Mansfield • NG18 1JQ  
T: 01623 631139 • E: mansfield@martinco.com

# 01623 631139

<http://www.martinco.com>



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