



11 Yew Tree Drive, Shirebrook, Mansfield, NG20 8QH

- THREE BED SEMI
- MODERN KITCHEN & BATHROOM
- LOW MAINTENANCE GARDEN
- WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- VIEW NOW

Guide Price £170,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE £170,000 TO £180,000

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE - PERFECT FAMILY HOME / FIRST TIME BUYER!

Shirebrook is a small market town in the district of Mansfield District, located on the border between Nottinghamshire and Derbyshire in the East Midlands. Positioned a few miles north of Mansfield and close to Bolsover, it offers a mix of countryside surroundings and convenient regional connections.

The town centre provides everyday amenities including supermarkets, independent shops, cafés, and essential services. Shirebrook also benefits from a railway station with links to larger towns and cities across the region, making it accessible for commuters.

VIEWING IS A MUST, this property comprises:- hall, lounge / diner with sliding doors onto the rear garden, MODERN fully fitted kitchen / diner.

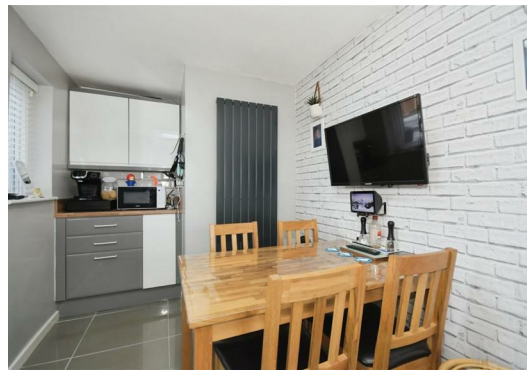
To the first floor are three well proportioned bedrooms & modern combined shower room / WC.

Gas central heating & uPVC double glazed.

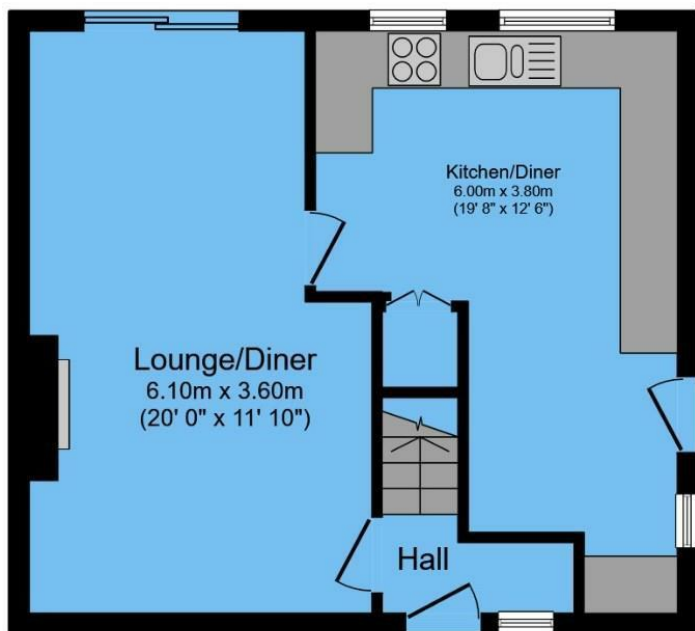
Externally the property offers blocked paved driveway & enclosed rear garden with patio & covered decked area.

VIEWINGS AVAILABLE NOW - CALL HUNTERS - BY APPOINTMENT ONLY

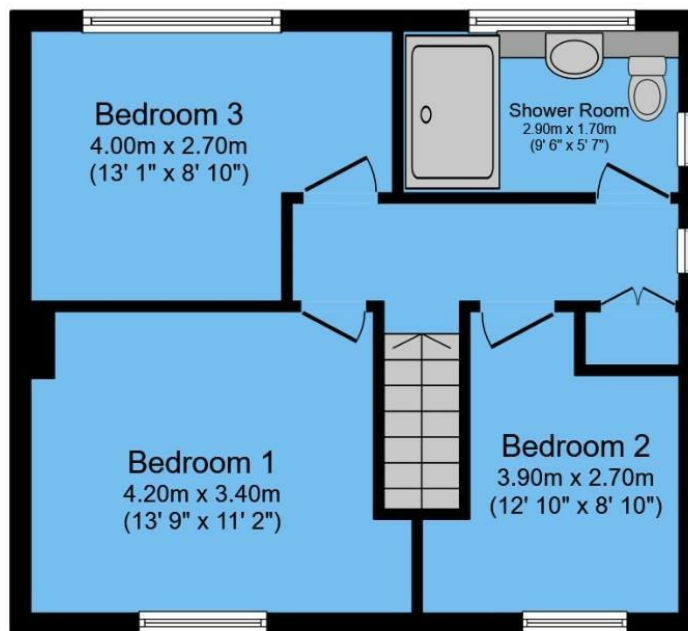
FREEHOLD | COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 82.9 sq.m. (893 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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