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& MOULT**  
ESTATE AGENTS

ASKING PRICE

**£199,995**

**Heather Way**

Mansfield, NG20 8FZ

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## PROPERTY SUMMARY

Nestled in the charming area of Heather Way, Shirebrook, this well-presented three-bedroom semi-detached house is an ideal choice for first-time buyers or those looking to upsize. The property boasts a spacious reception room, perfect for family gatherings or entertaining guests.

The accommodation includes three comfortable bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The family bathroom is conveniently located, and there is an additional downstairs w/c, enhancing the practicality of the home. The property is fitted with a Hive heating system and Phillips hue lighting.

Outside, the property offers parking for two vehicles, ensuring convenience for residents and visitors alike. The location is particularly appealing, with excellent access links to the M1 motorway and the bustling Mansfield town centre, making it easy to enjoy local amenities and transport connections.

This semi-detached house is not just a home; it is a wonderful opportunity to settle in a friendly community while enjoying the benefits of modern living. With its thoughtful layout and prime location, this property is sure to attract interest.

Do not miss the chance to make this delightful family home your own!

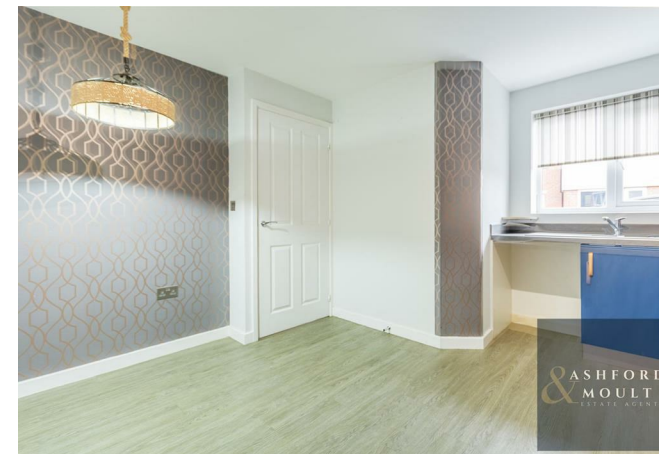
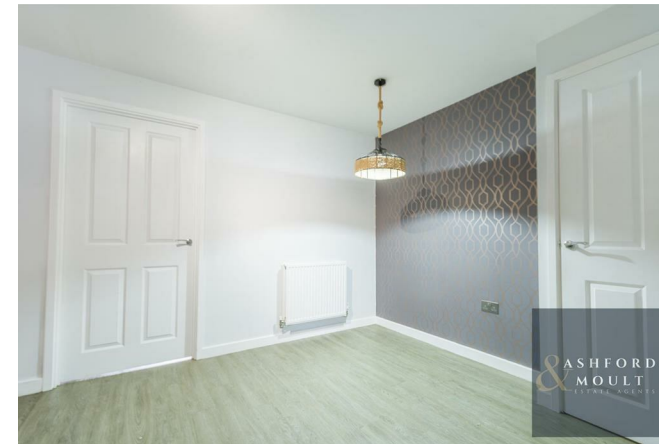
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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