



Guide Price £130,000 Freehold

6 GLADSTONE STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7HT

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £130,000- £140,000****

PERFECT FOR FIRST TIME BUYERS OR INVESTORS THIS PROPERTY COULD ACHIEVE A RENTAL FIGURE OF £895 PCM.

Situated in the charming town of Kirkby-In-Ashfield, this delightful three bedroom semi-detached house presents an excellent opportunity for first-time buyers, families or investors! With its modern decor and thoughtful layout, along with its close proximity to local schools and amenities, this property is both inviting and functional.

Upon entering, you will be met by the hallway which leads nicely into the first spacious reception room that offers versatility for both relaxation and entertaining. Moving further down the hallway you will find the second reception room, another great space for catching up with friends and family, this room has double doors for access onto the rear garden, making it perfect for those summer months. This room also leads nicely into the modern kitchen which has ample cabinetry space along with a door for access onto the garden.

The first floor hosts three excellent bedrooms, all offering space and neutral decor, making it easy to add your own stamp. The family bathroom can be found just off the landing and is fitted with a three-piece suite.

Heading outside you will find a low maintenance and well kept rear garden, which is private and enclosed with surrounding fences.

This property presents a fantastic opportunity not to be missed. Call today to book a viewing!





Entrance Hallway

With access into;

Lounge 11'5" x 12'0"

With carpeted flooring, window to the front elevation and central heating radiator.

Reception Room 11'3" x 15'6"

With carpeted flooring, central heating radiator and double doors opening onto the rear garden.

Kitchen 9'3" x 11'4"

Complete with a matching range of high gloss cabinetry and ample worktop surfaces. It features an inset sink and drainer, oven and an electric hob with hood over. Space and plumbing for a washer. With a window to the side elevation and a door providing direct access onto the garden.

Landing

With carpeted flooring and surrounding doors providing access into;

Bedroom One 11'4" x 12'7"

With carpeted flooring and a window to the front elevation.

Bedroom Two 10'0" x 11'3"

With a central heating radiator and a window to the rear elevation.

Bedroom Three 10'8" x 11'4"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 5'7" x 7'9"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a frosted window to the rear elevation.



Outside

The rear garden is a low maintenance, well kept and enclosed space with surrounding fences.





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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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