



£120,000

22 PARK STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8EB

**BuckleyBrown**  
ESTATE AGENTS



## A GREAT OPPORTUNITY! NO CHAIN !!!

This well-proportioned three-bedroom, three-storey terraced property is located in the desirable area of Kirkby-in-Ashfield, offering a fantastic opportunity for both first-time buyers and investors. The property is ideal for those looking to add their personal touch and create a comfortable home.

As you step into the property, you'll be welcomed by a generous dining room, perfect for family meals or hosting dinner parties. Following from here you will find the living room which offers a cosy retreat with ample space for relaxing. The kitchen, located at the rear, is a practical, well-equipped space. It offers a matching range of cabinetry and ample worktop space, making it ideal for meal preparation and casual dining.

The first floor of this property hosts two generously sized bedrooms. Each bedroom is bright and airy, with ample space for storage and personal touches. The main bathroom is also situated on this floor and includes a neutral three-piece suite.

Upstairs, the second floor is dedicated to the third bedroom, a spacious and versatile room. This room benefits from built-in wardrobes, offering plenty of storage for added convenience.

Outside, the property offers a low-maintenance frontage with an easily accessible path leading to the front door. The rear garden has been designed with convenience in mind. The garden is easy to maintain, featuring a patio area perfect for outdoor dining and entertaining. There are also pebbled areas, offering a tidy, low-maintenance finish that requires minimal upkeep. The fence surround ensures privacy and security, making it a perfect space for outdoor activities.

Don't miss out on this amazing opportunity, call today to book a viewing!





#### Dining Room 12'0" x 11'3"

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

#### Living Room 12'0" x 12'0"

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

#### Kitchen 6'10" x 11'11"

Complete with a matching range of cabinetry and worktop space with an inset sink and drainer. It features an integrated oven and space for appliances. With a window to rear elevation and a door providing access to the garden.

#### Landing

With doors providing access into;

#### Bedroom One 10'11" x 11'3"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Two 7'3" x 9'8"

Complete with carpeted flooring, central heating radiator and window to rear elevation.

#### Bathroom 4'4" x 9'8"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Bedroom Three 10'11" x 11'3"

Complete with carpeted flooring, central heating radiator and window to front elevation. This room benefits from built in wardrobes.



#### Outside

With a low maintenance frontage. The rear offers an easy to maintain garden with patio and pebbled areas with a fence surround.

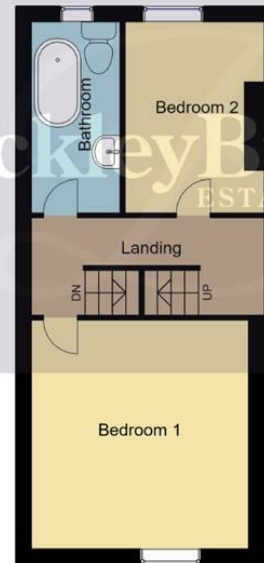




Ground Floor  
41 sq.m/439.56 sq.ft  
Approx.



First Floor  
31 sq.m/330.59 sq.ft  
Approx.



Ground Floor  
16 sq.m/170.81 sq.ft  
Approx.




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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>61</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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NOTTINGHAM  
NOTTINGHAMSHIRE  
NG17 8EB

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