Offers Over £100,000 Freehold

14 STATION STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7AR

BuckleyBrown ESTATE AGENTS

We present to you this charming terraced property. Situated in the sought after location of Kirkby-In-Ashfield, nearby a range of local amenities such as schools, parks and local shops. The property has been neutrally decorated, allowing potential homeowners the opportunity to put their personal touch on each room.

The property boasts a practical internal layout that has been kept to a wonderful standard throughout. Firstly, you will find the living room which offers a comfortable space that promises to cater to your relaxation and entertainment needs. Next you will find the Kitchen/Dining room, which is a perfect size to practice your culinary skills. The kitchen is complete with an array of matching cabinetry for you to utilise, as-well as space for a dining table and chairs, for enjoying those sit down meals! Additionally, you will find the utility room, which offers further storage for added convenience.

Heading upstairs, you will be welcomed by two generously sized bedrooms, both have been kept to a great standard and offer space and flexibility to add your own homely furnishings. The bathroom comprises of a neutral three piece suite including a bath with an over head shower.

This is a fantastic opportunity to acquire a beautiful terraced house in a desirable location. The blend of comfort and convenience this property offers is not to be missed. This property also benefits from a great investment opportunity! Call today to book a viewing!

Living Room 12'9" x 10'10"
With laminate flooring, central heating radiator and window to front elevation.

Kitchen/ Dining Room 12'9" x 11'11"
Complete with an array of matching cabinetry with an integrated oven, with an electric hob with a chrome hod over. With laminate flooring and a window to rear elevation.

Utility 6'9" x 11'8"
Complete with matching units, an inset sink and drainer and space for other appliances. With laminate flooring, window to side elevation and a door providing access onto the garden.

Landing
Doors provide access into;

Bedroom One 12'9" x 10'11"
With carpeted flooring, central heating radiator and window to front elevation.

Bedroom Two 9'4" x 11'11"
With carpeted flooring, central heating radiator and window to rear elevation.

Bathroom
Complete with a neutral three piece suite including a bath with an over head shower, low flush WC and hand wash basin

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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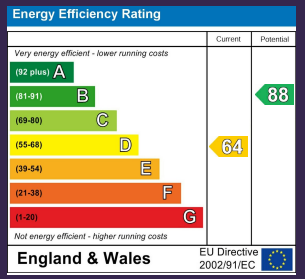

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

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