



£195,000

Oak Street, Kirkby-In-Ashfield,  
Nottingham,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"A well-proportioned and practical property offering comfortable living accommodation, presented as a blank canvas with great potential to suit a wide range

- Courtney, Valuer



## MOVE STRAIGHT IN

*A fantastic opportunity to create a home to your own taste.*

Situated within a popular residential area, this three-bedroom semi-detached home presents an excellent opportunity for investors or first time buyers. The accommodation is well proportioned and sensibly arranged, offering a solid foundation for refurbishment and modernisation throughout. A particular highlight is the generous rear garden, providing excellent outdoor space. With its layout, space, and potential, this property offers a great opportunity to add value.



## THE FINER DETAILS

***This semi-detached property offers a neutral and well-balanced layout, presenting a true blank canvas for buyers to make their own.***

The ground floor features a bright and airy living room, along with an open-plan kitchen and dining area, creating a practical and versatile living space for the whole family to enjoy. From the rear, there is external access leading to a useful cupboard and a WC.

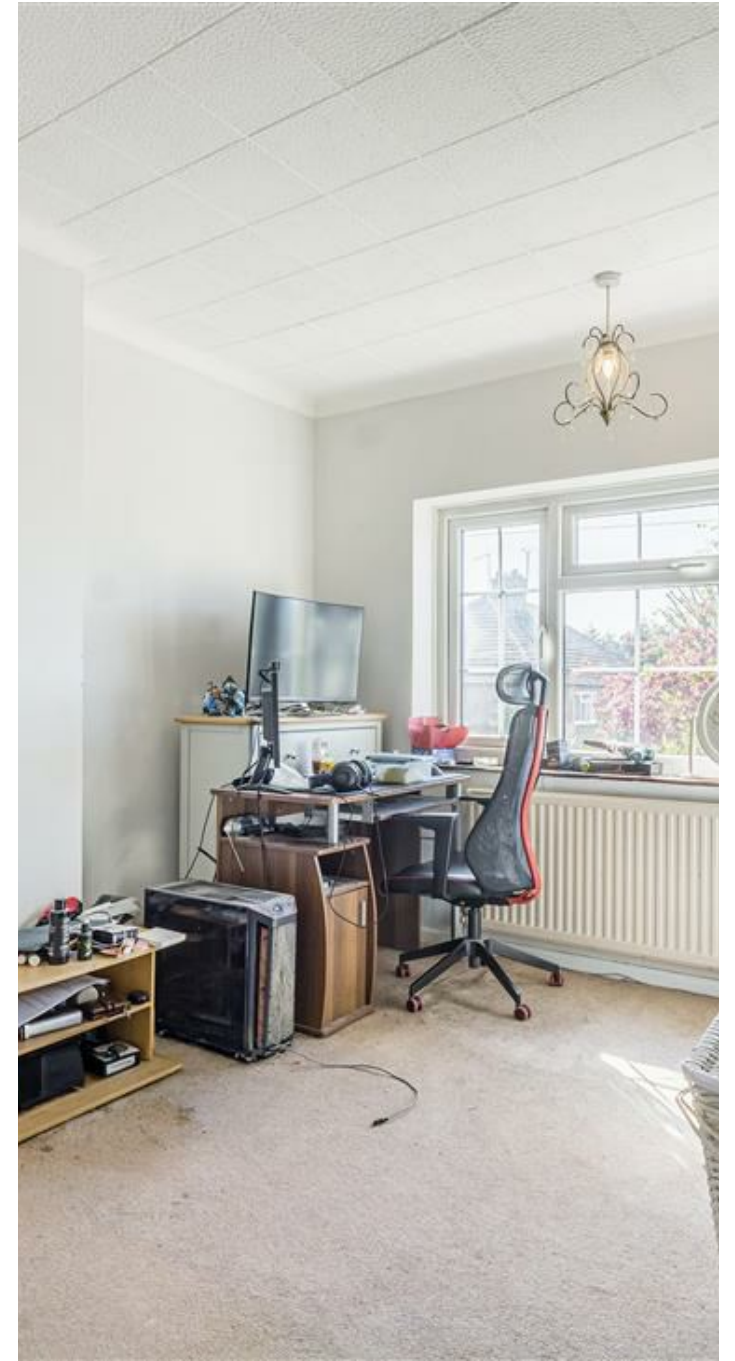
Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, all offering a simple and neutral finish ready for personalisation. The layout provides a comfortable setup for families or those needing additional space.

Outside, the property benefits from a generous rear garden mainly laid to lawn with hedge boundaries, offering a good degree of privacy. To the front, there is a private driveway providing convenient off-street parking.





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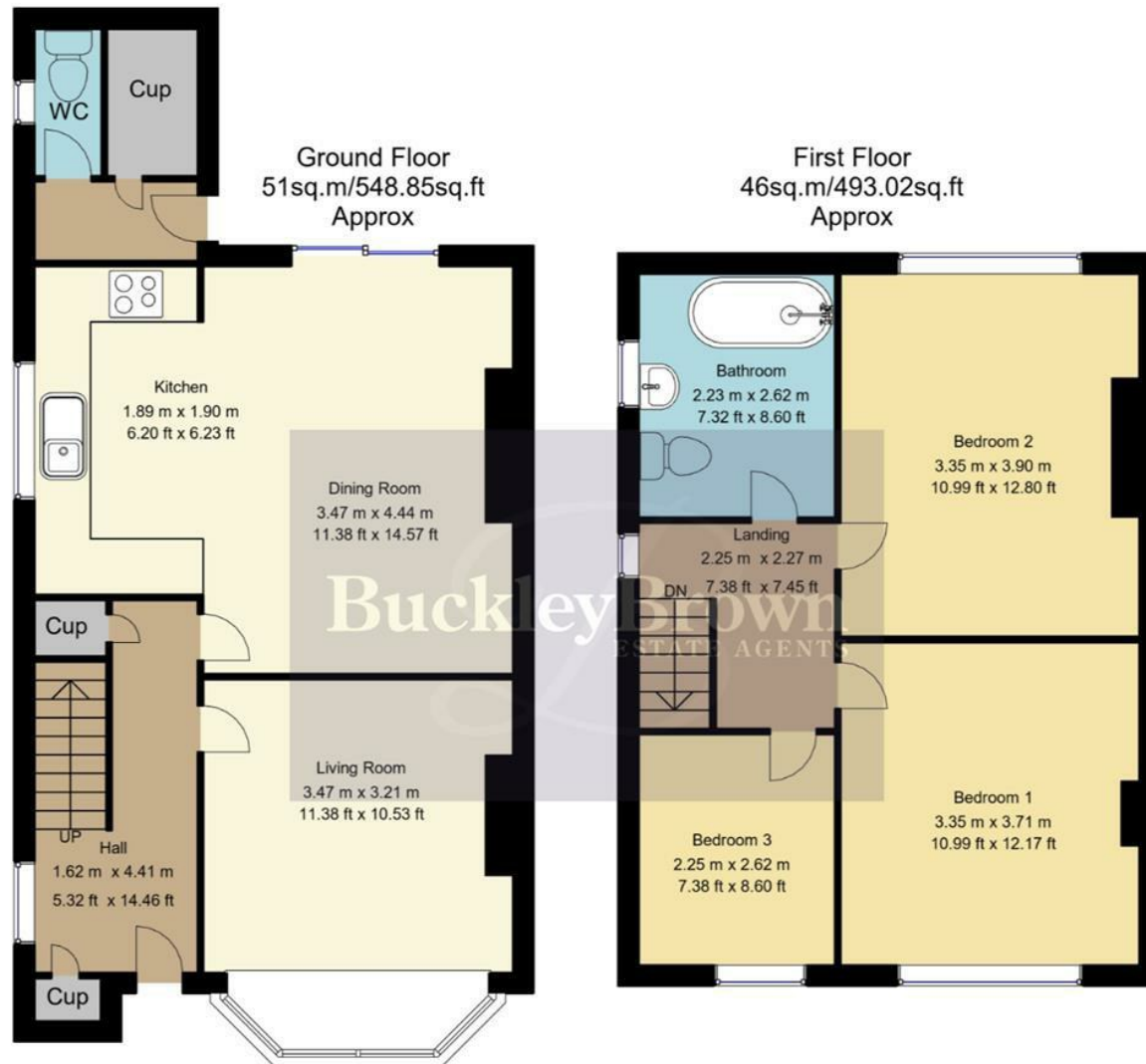
## LIFE IN KIRKBY-IN-ASHFIELD

*Kirkby-in-Ashfield is a well-established and popular market town located in the Ashfield district of Nottinghamshire, offering a practical and well-connected setting with a strong sense of local community. Ideally positioned between Mansfield and Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a welcoming neighbourhood atmosphere.*

The town itself offers a good range of everyday amenities, centred around its traditional high street and local shopping areas. Residents benefit from access to supermarkets, independent shops, cafés and leisure facilities, as well as a selection of schools and healthcare services. Kingsway Park and the nearby leisure centre provide valuable recreational spaces, making the area particularly attractive for families and those who enjoy an active lifestyle.

Surrounded by areas of open space and countryside, Kirkby-in-Ashfield is well suited to outdoor enthusiasts. Local parks, nature reserves and walking routes offer opportunities for relaxation and recreation, while the nearby countryside and woodland areas provide scenic settings for longer walks and cycling. These green spaces contribute to the town's balance of urban convenience and outdoor appeal.





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.

## Key Features

Expansive rear garden with hedge surround

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Bright and airy living room

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Prime location

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Three generous sized bedrooms

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Private driveway to the front

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Open plan kitchen/dining room

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exceptional representation.

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