



**33 Beulah Road**

**Kirkby-In-Ashfield, Nottinghamshire NG17 7EJ**

**£175,000**

- A THREE BEDROOMED, SEMI- DETACHED, REQUIRING GENERAL UPGRADING.
- GAS HEATING VIA COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- LOUNGE/DINING ROOM AND PATIO DOORS THROUGH TO CONSERVATORY.
- TO THE FIRST FLOOR ARE TWO DOUBLE BEDROOMS AND ONE SINGLE ROOM.
- WIDE PLOT, HAVING FRONT GARDEN AND DRIVEWAY LEADING TO THE CAR PORT.
- OPPORTUNITY TO CREATE A LOVELY FAMILY HOME, IN POPULAR LOCATION.
- ENTRANCE HALL AND UNDER STAIR CLOAKS, HOUSING GROUND FLOOR WC.
- BREAKFAST KITCHEN WITH PINE UNITS AND INTEGRATED OVEN AND HOB.
- FULLY TILED BATHROOM WITH BATH, SHOWER CUBICLE, WASH BASIN AND WC.
- PLEASANT REAR GARDEN WITH HARDSTANDING AREA AND LAWN.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

Leave Mansfield on the A60 Nottingham Road. At West Notts College, turn right onto Derby Road. After approximately 2.5 miles, turn right onto Diamond Avenue. Turn left onto Balfour Street, then left onto Oxford Street. Finally, left onto Beulah Road.

## ACCOMMODATION COMPRISES:

### ENTRANCE HALL

Double glazed front door, radiator, laminate flooring and stairs leading to the first floor. Under stair cloaks with WC.

### LOUNGE/DINING ROOM

**13'10 into bay x 12' & 11'10 x 11'9 (4.22m into bay x 3.66m & 3.61m x 3.58m)**

UPVC double glazed bay window to the front. Marble and tiled fireplace. Radiator. Sliding doors through to the dining room, which has radiator and double glazed patio doors leading to the conservatory.



### CONSERVATORY

**11'8 x 8'8 (3.56m x 2.64m)**

Timber framed and double glazed.

### BREAKFAST KITCHEN

**14'6 x 8'3, increasing to 13'2 (4.42m x 2.51m, increasing to 4.01m)**

With a range of pine, base and eye level units, work surfaces and circular, stainless steel sink unit and single drainer. Built in electric oven and hob. Wall mounted combination boiler. Two radiators, tiled flooring, UPVC double rear aspect, UPVC side aspect and rear door.



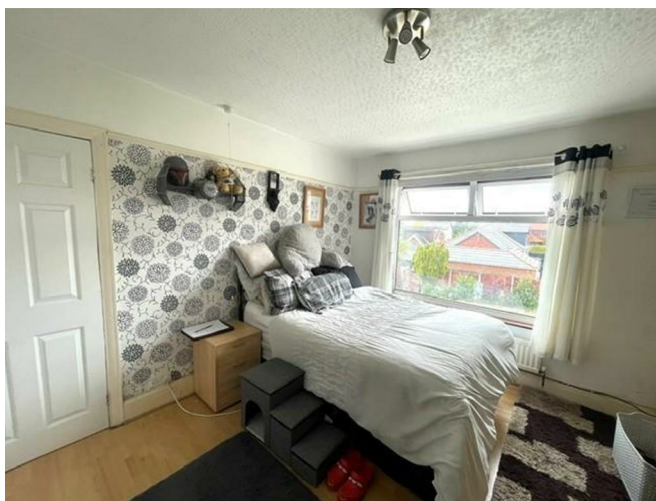
### LANDING

UPVC elevation.

### BEDROOM 1

**11'9 inc wardrobes x 11'9 (3.58m inc wardrobes x 3.58m)**

Fitted wardrobes to either side of the chimney breast. UPVC rear elevation. Radiator.



### BEDROOM 2

**11'9 x 11'7 (3.58m x 3.53m)**

UPVC double glazed front elevation. Radiator.



### **BEDROOM 3**

**8'2 x 6'9 (2.49m x 2.06m)**

Radiator. UPVC double glazed front elevation.



### **BATHROOM**

Comprising panelled bath, separate shower cubicle, wash hand basin and WC. UPVC double aspect, radiator full tiling to the walls and access to the loft space.



### **OUTSIDE**

There is an enclosed garden to the front, with driveway to the side providing access to the car port. The good-sized rear garden has gravelled, hardstanding areas and lawn.



The property is in council tax band A (Ashfield District Council).

### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **MONEY LAUNDERING**

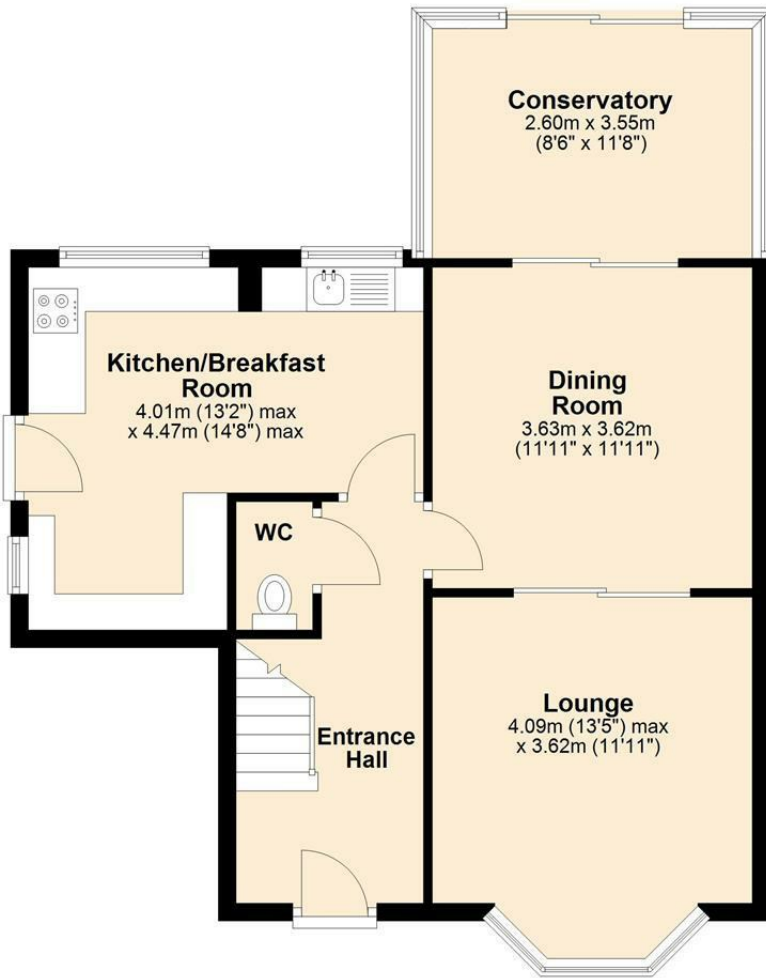
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5887/07.05.26

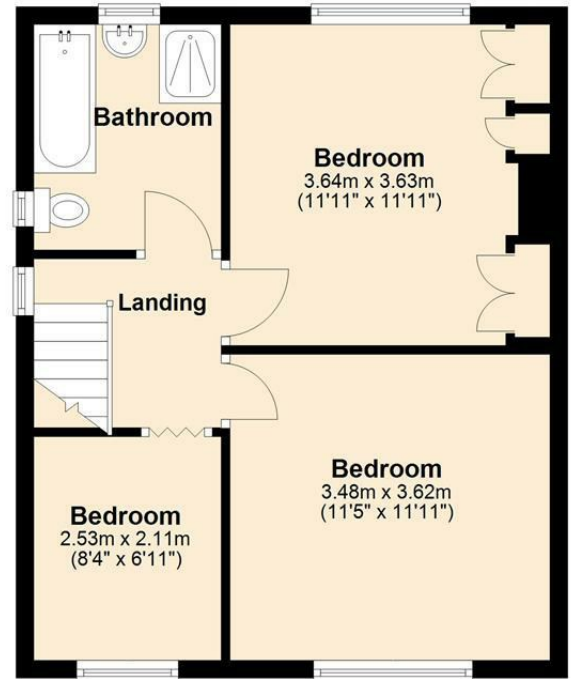
## Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



## First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</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>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

