



**Alexandra Street, Kirkby-in-Ashfield**  
Nottingham, Nottinghamshire, NG17 7JH



## Alexandra Street, Kirkby-In-Ashfield Nottingham, Nottinghamshire, NG17 7 1L

**\*\*HAVE YOU SEEN THE SIZE OF PROPERTY ON OFFER ALONG WITH IT'S LONG REAR GARDEN, GARAGE AND TANDEM GARAGE\*\***

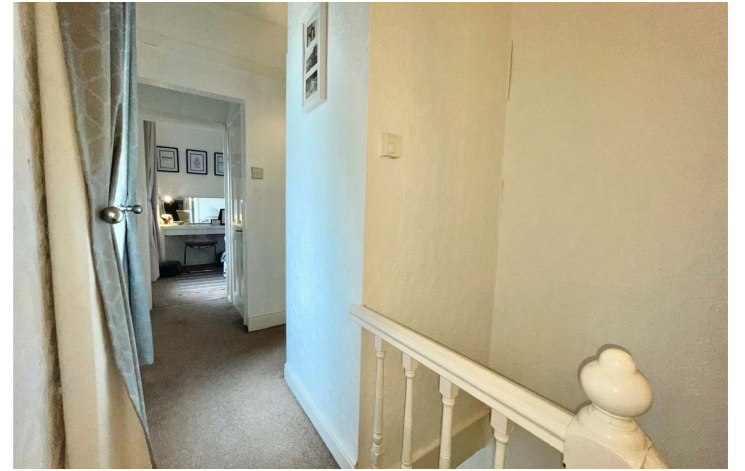
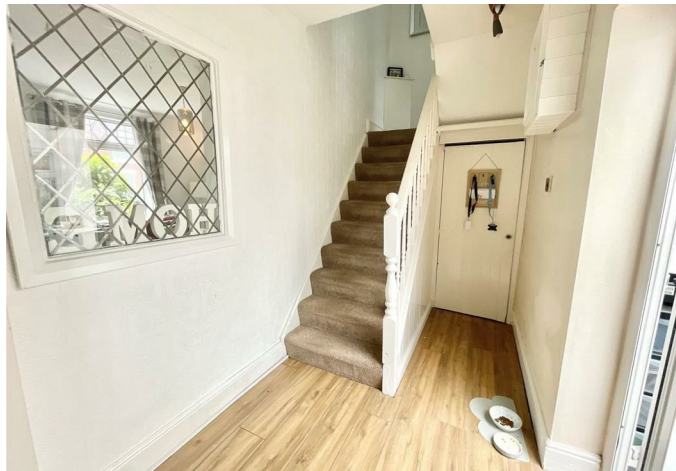
New for June 2023, is this very spacious family home which briefly comprises of the following: Entrance hall leading into an open plan dining room, lounge to the front elevation, kitchen, conservatory, store cupboard, inner hallway with stairs rising into the family bathroom.


First floor: Landing with store cupboard, a secondary shower room has been installed, 3 light and airy bedrooms all with modern décor.

Externally: This charming property is set back off the road and filled with a variety of shrubs, access to the rear boasting a long tandem driveway leading up to a detached garage. The rear garden is mainly laid to lawn, paved patio area and a timber pergola meaning this is a perfect place for families to really enjoy.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: A

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



t: 01623424616  
e: mansfield@newtonfallowell.co.uk

