



MARLBOROUGH ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7HN

BuckleyBrown
ESTATE AGENTS

HERE IT IS!... There is definitely more than meets the eye with this wonderful three-bedroom terraced house! With a well laid out interior and neutral decor, this house provides the perfect environment for adding your own stamp and creating your ideal home! Now we've got you interested, let's head inside...

As we step inside, you will be welcomed into the open-plan lounge/diner, separated by the staircase. This is a fantastic layout and a great entertaining space which has been decorated in a neutral style. Moving through to the kitchen area comes complete with a range of units and cabinets with inset sink and drainer and worktop space for all those kitchen appliances, everything you need to cook meals for the family! From here, you'll gain access to the modernised bathroom which hosts a bath and hand wash basin, not to mention the separate WC for added convenience.

Now you've seen all the ground floor has to offer, let's take a walk upstairs where you will be just as impressed! From the landing, you'll have access to three well-sized bedrooms, all of which have been lovingly maintained and provide the perfect canvases for adding your own homely touches!

Outside hosts an enclosed garden to the rear with a low-maintenance lawn, patio and fence and bushes surrounding. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

With access to;

Living Room 13'6" x 10'5"

With window to front elevation.

Dining Room 13'6" x 12'2"

With window to the rear elevation.

Kitchen 7'4" x 8'6"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

With window to side elevation.

Bathroom 7'4" x 5'5"

With window to the side elevation.

WC

With window to the side elevation.

Landing

With access to;

Bedroom One 13'8" x 10'5"

With windows to the front elevation.

Bedroom Two 9'8" x 12'2"

With window to the rear elevation.

Bedroom Three 7'6" x 12'2"

With window to the rear elevation.

Outside

Including a lawn and patio area to the rear garden.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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