



Price £125,000 Freehold

11 POPLAR AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7HH


BuckleyBrown
ESTATE AGENTS

A GREAT INVESTMENT!.. We welcome you to this excellent two-bedroom terrace house positioned in the popular area of Kirkby-In-Ashfield. This property offers a well-planned layout and would make the perfect home for first-time buyers or investor landlords looking to extend their portfolio. Let's head inside...

Upon entry, you will be welcomed to the spacious lounge which hosts plenty of space for all of your homely furnishings. Through to the kitchen, which comes complete with a range of units and cabinetry, an inset sink, an integrated oven and not to mention the space for additional appliances, everything you need to cook meals! There is also space here for a dining room table and chairs. There is so much potential to create your dream living kitchen! The ground floor is complete with a WC for added convenience. Now that you've seen all the ground floor has to offer, let's take a walk upstairs...

From the landing, you'll discover two additional bedrooms, both offering a great deal of space and flexibility to add your own stamp. The bathroom hosts a hand wash basin, a low flush WC and a bath with shower over. This property has been well loved and would make the perfect investment!

Heading outside, you will find a private low maintenance artificial lawn/graveled area with fence surrounding. There is also allocated parking to the front of the residence. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

With access to;

Living Room 10'9" x 14'8"

With window to front elevation.

Kitchen/Dining Room 17'7" x 11'4"

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

WC

With low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 11'4" x 14'7"

With window to front elevation.

Bedroom Two 11'4" x 11'4"

With window to rear elevation.

Bedroom Three 9'8" x 7'1"

With window to front elevation.

Bathroom 5'9" x 6'1"

Complete with a three-piece suite including a shower over the bath.

Outside

The rear garden is enclosed with fencing surrounding. The artificial lawn and gravel makes this a very low maintenance garden. This property also comes with handy off-road parking.



Ground Floor
46 Sq.mt / 495.14 Sq.ft
Approx



First Floor
44 Sq.mt / 473.61 Sq.ft
Approx



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. Specially 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			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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