



£825 Per Month

27 ROBIN HOOD ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9BA

**BuckleyBrown**  
ESTATE AGENTS

**\*SPECTACULAR VIEWS TO THE REAR\***

THE PERFECT HOME!...A fully refurbished, two bedrooomed semi-detached property., presented to an immaculate standard with a tasteful, neutral and contemporary style throughout. There are quality modern fixtures and fittings which are sure to impress on a viewing. The property stands proudly with the benefit of off street parking with a driveway which in turn gives access to the single garage. Internally, you will first of all find the entrance porch which leads to the entrance hallway. There is a light and airy reception room to the front. We love the kitchen and are sure you will think the same, complete with a range of matching and attractive white gloss units with grey work surfaces over. Off the kitchen is the separate extended dining room accessed via a sliding door which has beautiful views from the two windows, allowing ample natural light. This room offers fantastic versatility and could also be used as a playroom or home office.

The first floor hosts the two bedrooms and the well appointed bathroom, both bedrooms having the added benefit of fitted storage. Located in a convenient area, offering excellent access routes to Kings Mill Hospital, Amazon Premises, Nottingham, A38, M1 motorway network and the town centre for convenience. This is too good to miss so you need to be quick to view!

Council Tax - B







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		87
(81-81) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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