



Paschall Road  
Kirkby-In-Ashfield Nottingham



# Paschall Road Kirkby-In-Ashfield Nottingham NG17 9DZ

for sale offers over  
**£205,000**



## Property Description

Beautifully maintained three bedroom detached bungalow situated in the popular location of Kirkby In Ashfield. The property internally boasts an entrance porch, living room, three good sized bedrooms, four piece bathroom suite and modern fitted kitchen/dining area. Externally the property offers off road parking, storage garage and easy to maintain rear garden.

## Entrance Porch

Tiled flooring, door to front elevation and windows to the side elevation.

## Living Room

16' 3" x 11' 6" ( 4.95m x 3.51m )

Bright and spacious living area with fitted carpet, radiator, ceiling lights and double glazed window to the front elevation.

## Bedroom Two

9' 2" max x 9' 6" max ( 2.79m max x 2.90m max )

Double bedroom with a fitted carpet, storage cupboard, radiator, ceiling light and double glazed window to the side.



## Hallway

Loft access, doors to living room, kitchen, bathroom and bedrooms one and three.

## Kitchen

12' 4" x 9' 6" ( 3.76m x 2.90m )

Fitted kitchen with a range of matching wall, cupboard and base units, marble effect worktop, sink and drainer unit, induction hob with glass splashback and cooker hood over, electric oven, integrated microwave, carpet tiled floor, radiator, door to the rear garden and window to the side elevation.

## Bedroom One

.8' 11" x 11' 10" ( 2.72m x 3.61m )

Another double bedroom with radiator, ceiling light and doors to the rear garden.

## Bedroom Three

8' x 8' 7" ( 2.44m x 2.62m )

Radiator, ceiling light and window to the side elevation.

## Bathroom

Fitted bathroom suite with a low flush w.c., pedestal sink, bathtub with shower attachment, stand alone shower, part tiled walls, heated towel rail and window to the side elevation.

## Outside:

To the front of the property is an easy to maintain stoned walkway, off street parking, access to the storage garage housing a bar and side gate access to the rear garden.

The rear of the property benefits from a decked area, artificial grass and access to bar.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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Property Ref: HUK103514 - 0001