



Forest Road
Kirkby-In-Ashfield Nottingham

burchell
edwards

Forest Road Kirkby-In-Ashfield Nottingham NG17 9HA

for sale offers over
£130,000



Property Description

The property features a spacious lounge to the front, perfect for relaxing evenings, and a modern kitchen diner to the rear providing ample space for cooking and family meals. The downstairs bathroom is conveniently located and well-presented.

Upstairs, you'll find three bedrooms, offering flexibility for a family, guest room, or home office setup.

Outside, the property benefits from a low-maintenance rear yard, ideal for outdoor seating or entertaining.

Offered to the market with no upward chain, this home is ideally situated close to local amenities, transport links, and schools - making it a fantastic choice for those seeking a well-connected and affordable property in a popular Nottinghamshire village.

Lounge

10' 11" x 12' 4" (3.33m x 3.76m)

The property is accessed via UPVC front entrance door leading into the lounge with window to the front elevation, a radiator and electric fireplace.

Kitchen/ Diner

12' 3" Max x 11' 9" Max (3.73m Max x 3.58m Max)

Having a radiator, understairs storage cupboard, wall and base units with work surfaces over, space and plumbing for washing machine, inset sink, window to the rear elevation, UPVC door to the side leading out to the garden and stairs to the first floor.

Bathroom

Having obscured window to the side elevation, a bath with mixer tap over, chrome heated towel rail, pedestal wash hand basin and low level W.C.

First Floor Landing

Having a radiator.

Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)

Having a window to the front elevation and a radiator.

Bedroom Two

.9' 5" x 11' 11" (2.87m x 3.63m)

Having window to the rear, a radiator and built-in cupboard.

Bedroom Three

11' x 6' 10" (3.35m x 2.08m)

Having window to rear elevation, a radiator and a cupboard housing the boiler.

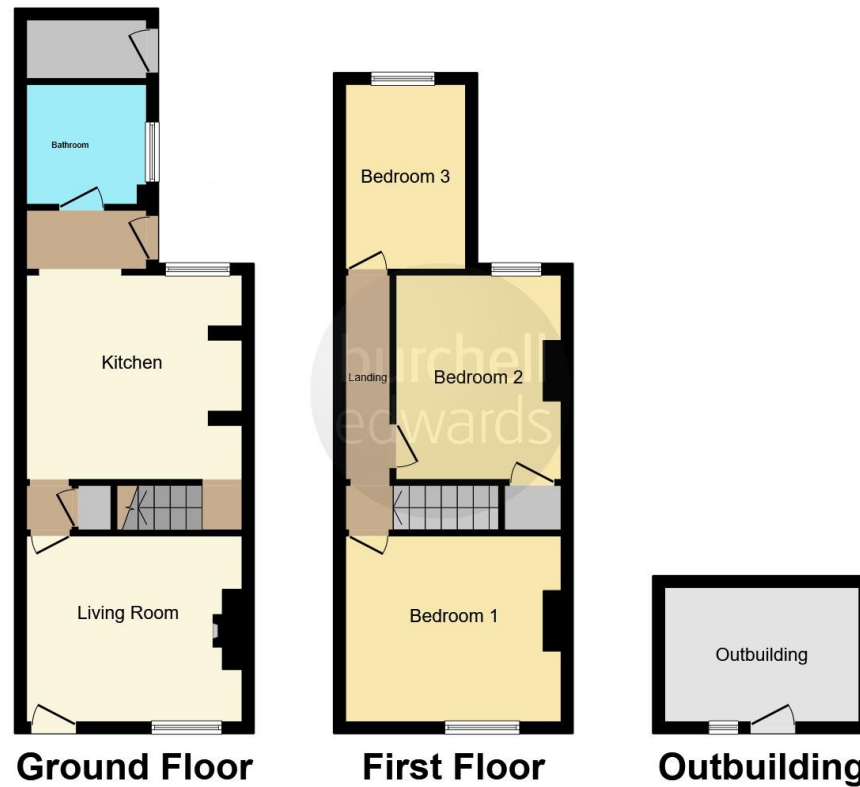
Outside

To the rear the garden has a brick outbuilding.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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