

# HoldenCopley

PREPARE TO BE MOVED

Bourne Avenue, Kirkby-In-Ashfield, Nottinghamshire NG17 7FB

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Guide Price £200,000 - £210,000

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FANTASTIC RENOVATION OPPORTUNITY...

This three-bedroom detached bungalow offers a fantastic opportunity for those looking to put their own stamp on a spacious property. Requiring renovation throughout, this home is brimming with potential and would particularly appeal to investors, developers, or families wanting to create their forever home. Situated in a well-connected area, the property is just a stone's throw from a range of local amenities, excellent transport links, and great schools, making it ideal for commuters and families alike. Nature lovers will also appreciate the proximity to the historic Newstead Abbey, offering scenic walks and a peaceful escape. Internally, the accommodation comprises a porch, a generously sized kitchen-diner, a spacious living room with a feature fireplace, three versatile bedrooms, a shower room, and a conservatory overlooking the rear garden. Outside, the property benefits from a driveway providing off-street parking for two vehicles, leading to a detached garage, while the low-maintenance rear garden is paved for easy upkeep and offers a private outdoor space ideal for relaxing or entertaining. Offered with no upward chain, this is a chance to purchase a bungalow with excellent scope to renovate in a convenient location.

NO UPWARD CHAIN





- Detached Bungalow
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
- Conservatory
- Three Piece Shower Room
- Off-Road Parking & Detached Garage
- Private Low Maintenance Rear Garden
- No Upward Chain
- Must Be Viewed





## ACCOMMODATION

### Porch

5'7" x 2'5" (1.72m x 0.75m )

The porch has a single UPVC door providing access into the accommodation.

### Kitchen-Diner

13'1" x 9'9" (max) (4.00m x 2.98m (max))

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated double oven, a hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and tumble dryer, carpeted flooring, a radiator, partially tiled walls, a wall-mounted boiler, UPVC double-glazed windows to the front and side elevation and coving.

### Living Room

15'10" x 10'6" (4.85m x 3.21m )

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

### Corridor

5'6" x 2'7" (1.69m x 0.80m )

The corridor has carpeted flooring and access into the boarded loft via a drop-down ladder.

### Master Bedroom

13'1" x 10'2" (3.99m x 3.10m )

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a fitted sliding door wardrobe.

### Bedroom Two

10'6" x 9'11" (3.21m x 3.03m )

The second bedroom has carpeted flooring, a radiator and sliding patio doors providing access into the conservatory.

### Bedroom Three

8'3" x 6'0" (max) (2.52m x 1.83m (max))

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

### Shower Room

10'1" x 5'10" (3.09m x 1.80m )

The shower room has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with an electric shower, carpeted flooring, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Conservatory

9'3" x 8'2" (2.82m x 2.50m )

The conservatory has UPVC double-glazed windows to the side and rear elevation, carpeted flooring, a radiator, a polycarbonate roof and a single UPVC door providing access out to the garden.

## OUTSIDE

### Front

To the front is a block paved area, mature shrubs, various plants, a single gate providing rear access and a driveway for two vehicles that leads to a detached garage.

### Rear

To the rear is a private low maintenance paved garden with fence panelled boundaries.

### Garage

18'2" x 9'3" (5.54m x 2.84m )

The garage has a window, lighting, a powerpoint, a single door and an up and over garage door.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

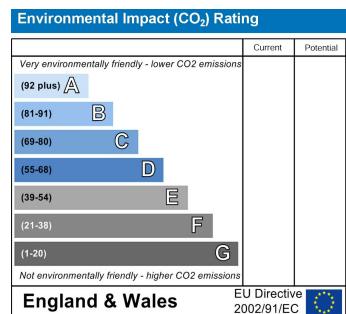
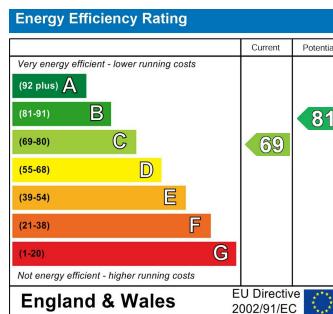
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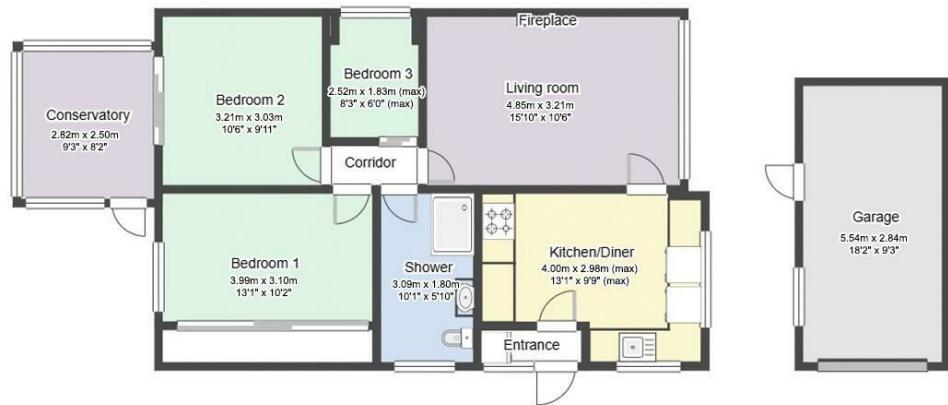
Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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