

# HoldenCopley

PREPARE TO BE MOVED

St. Johns Avenue, Kirkby-In-Ashfield, Nottinghamshire NG17 7EG

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Guide Price £140,000



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GUIDE PRICE: £140,000 - £150,000

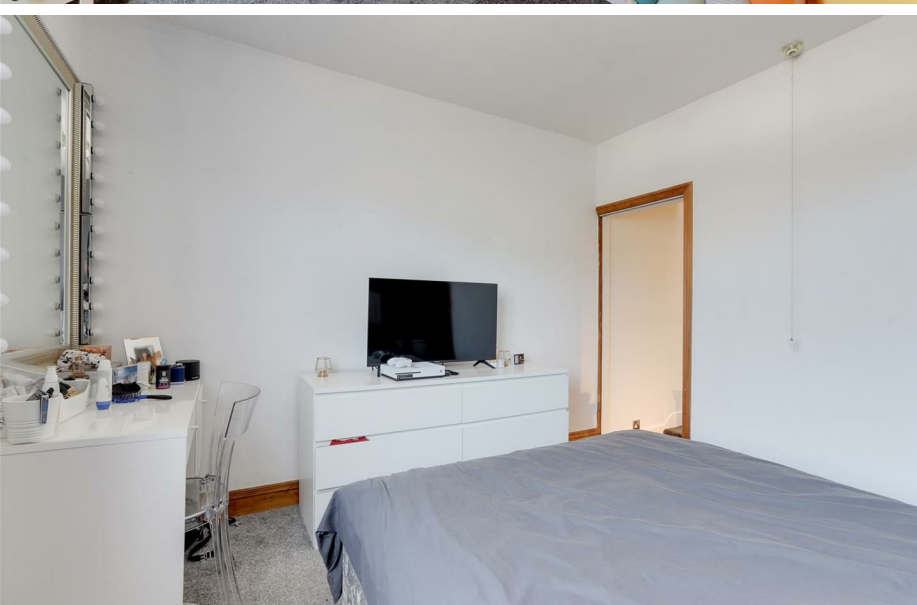
IDEAL FOR FIRST TIME BUYERS...

Situated in the well-connected and convenient location of Kirkby-in-Ashfield, this two bedroom mid terrace house is ideal for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, a family looking for a cosy home, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is located with easy access to a range of local amenities such as shops, schools, eateries, as well as having access to excellent transport links including Kirkby-in-Ashfield Train Station, and direct bus and train links into Nottingham City Centre and Mansfield Town Centre. Internally, the ground floor of the home offers a cosy living room, a separate dining room, a modern fitted kitchen, and a utility room. Upstairs, the first floor is home to two double bedrooms, serviced by a modern four piece bathroom suite. The second floor offers a carpeted and plastered attic room providing ample storage space. Externally, the front of the property offers a courtyard garden, meanwhile the rear garden boasts a block paved seating area and a lawn.

MUST BE VIEWED







- Mid Terrace House
- Two Double Bedrooms
- Cosy Living Room
- Separate Dining Room
- Modern Fitted Kitchen
- Utility Room
- Four Piece Bathroom Suite
- Private Enclosed Garden
- Ideal For First Time Buyers
- Must be Viewed











GROUND FLOOR

Living Room

12\*9" x 11\*10" (max) (3.89m x 3.63m (max))

The living room has carpeted flooring, a closed off fireplace with a decorative surround and a hearth, a built-in storage unit, a radiator, a ceiling rose, a UPVC double-glazed window to the front elevation, an overhead UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Dining Room

12\*1" x 11\*10" (max) (3.69m x 3.62m (max))

The dining room has carpeted flooring, an exposed brick recessed chimney breast with a wooden surround, a radiator, an open understairs storage area, coving to the ceiling, and open access to the kitchen.

Kitchen

12\*7" x 6\*11" (3.85m x 2.11m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, a range cooker with a glass splashback and a stainless steel extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, a single UPVC door providing side access, and open access to the utility room.

Utility Room

6\*9" x 4\*5" (2.07m x 1.37m )

The utility room has a fitted base unit with a worktop, space and plumbing for a washing machine, a wall-mounted combi boiler, tiled flooring, recessed spotlights, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

15\*3" x 6\*1" (max) (4.66m x 1.86m (max))

The landing has carpeted flooring and stairs, recessed spotlights, access to the attic room, and provides access to the first floor accommodation.

Master Bedroom

11\*9" x 11\*3" (max) (3.60m x 3.43m (max))

The main bedroom has carpeted flooring, a radiator, an open storage space, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12\*2" x 8\*7" (max) (3.71m x 2.64m (max))

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bathroom

12\*6" x 6\*9" (3.83m x 2.08m )

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled double-ended bath with a central mixer tap, a walk-in shower with a wall-mounted handheld shower fixture, tiled flooring, tiled walls, a radiator, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Attic Room

20\*8" x 11\*4" (6.32m x 3.47m )

The attic room has carpeted flooring, exposed wooden beams, and two Velux windows.

OUTSIDE

Front

To the front of the property is a courtyard style garden with gated access and brick wall boundaries.

Rear

To the rear of the property is a private enclosed garden with a block paved patio seating area, a lawn, a shed, and boundaries made up of fence panelling, concrete panelling, and brick wall.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

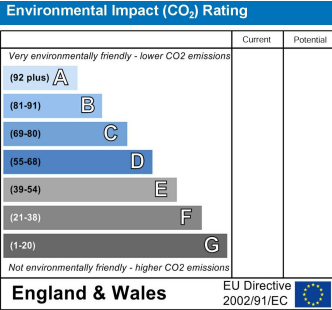
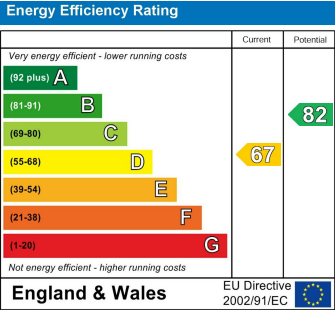
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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