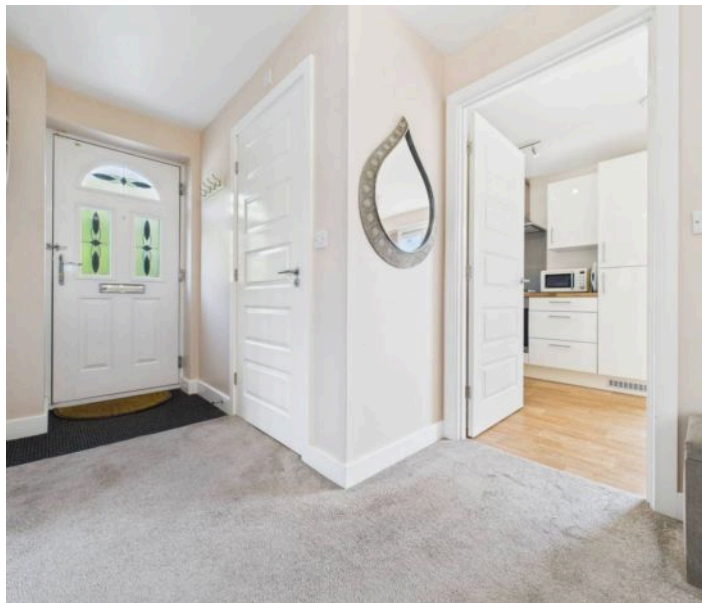




46 Twickenham Road, Kirkby-In-Ashfield, NG17 8SF
£260,000



46 Twickenham Road

Kirkby-In-Ashfield, Nottingham

Council Tax band: C

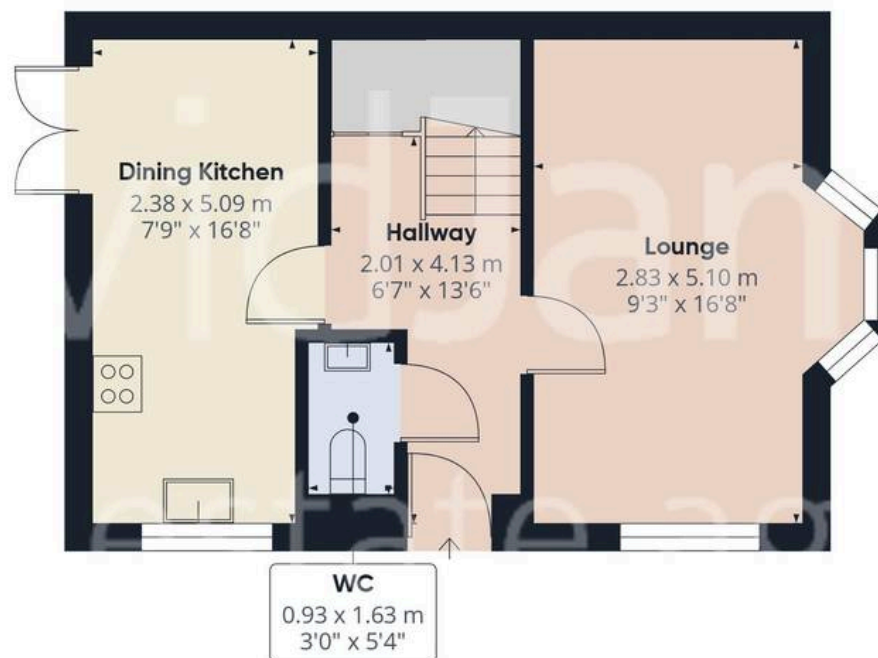
Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern detached house
- Three bedrooms, bedroom one with fitted wardrobes and en-suite shower room/Wc with mains fed shower
- Entrance hall, ground floor Wc with washbasin
- Lounge with dual aspect including a bay window to the side elevation
- Dining kitchen with French doors to the rear garden, integrated oven, hob, dishwasher, fridge/freezer and washing machine
- Bathroom/Wc with white suite and mains fed shower
- Gas central heating, UPVC double glazing
- Tandem driveway with parking for two cars situated to the rear of the property
- Enclosed low maintenance garden to the side elevation
- Timber framed and insulated garden room with power suitable for a range of uses including a home office





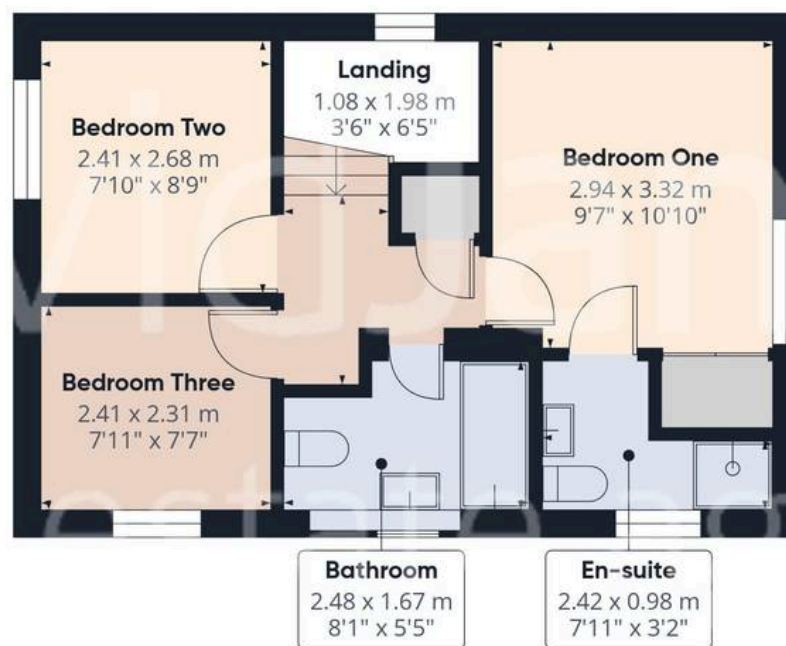


Floor 0 Building 1

Approximate total area⁽¹⁾

71.3 m²

766 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com