



## 24 VICTORIA ROAD NOTTINGHAM, NG17 8AR

£895

Welcome to this beautifully presented two-bedroom property located on Victoria Road in the charming town of Kirkby-In-Ashfield, Nottingham. This home has been newly decorated and finished to a high standard, ensuring a fresh and inviting atmosphere throughout.

As you step inside, you will be greeted by spacious rooms that offer ample natural light, creating a warm and welcoming environment. The modern kitchen is equipped with contemporary fixtures and fittings, making it a delightful space for cooking and entertaining. The bathroom has also been tastefully updated, providing a stylish and comfortable retreat.

One of the standout features of this property is its prime location. Situated conveniently near the train station, commuting to nearby cities is a breeze. Additionally, Kirkby town centre is just a short stroll away, offering a variety of shops, cafes, and local amenities to cater to your everyday needs.



**White House**  
Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**White House**  
Lettings

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements