



**Madejski Way, Kirkby-In-Ashfield Nottingham NG17 8SR**

welcome to

## Madejski Way, Kirkby-In-Ashfield Nottingham

- THREE BEDROOMS
- SEMI DETACHED FAMILY HOME
- EN SUITE & FAMILY BATHROOM
- DOWNSTAIRS WC
- DRIVEWAY

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

# £210,000

### Entrance Hallway Downstairs Wc

#### Kitchen

10' 11" max x 7' 1" max ( 3.33m max x 2.16m max )

#### Lounge Diner

15' 2" max x 15' 1" max ( 4.62m max x 4.60m max )

Storage cupboard

#### Bedroom One

13' 1" max x 8' 3" max ( 3.99m max x 2.51m max )

#### En Suite Shower Room

#### Bedroom Two

9' 10" max x 8' 3" max ( 3.00m max x 2.51m max )

#### Bedroom Three

9' 5" max x 6' 6" max ( 2.87m max x 1.98m max )



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



#### Property Ref:

KBY108766 - 0002

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