



47 Central Avenue, Kirkby-In-Ashfield NG17 7FU
Offers Around £170,000

Perfect for the young family ! A traditional, semi detached home providing well proportioned living accommodation with three excellent bedrooms. NOW VACANT.

- Lounge plus separate dining room
- Kitchen with oven and hob
- Modern shower room
- Forecourt parking
- Early viewing advised

DESCRIPTION AND SITUATION

The sale of this traditional semi detached home will be of immediate interest to the first time buyer or younger family looking for a property that provides well proportioned living accommodation complemented by three, good sized bedrooms.

The accommodation is generally well appointed making it suitable for early occupation. It provides a practical layout; extra room space, privacy and economy are gained from two separate reception rooms and the third bedroom is of a useable size.

The property is located in a popular neighbourhood in a cul de sac setting. It gains excellent access into the centre of Kirkby in Ashfield with all of its facilities.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above. An early inspection is thoroughly recommended to avoid disappointment.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

GROUND FLOOR:

FULLY ENCLOSED STORM PORCH

ENTRANCE HALL 6'8" x 14'4" (2.05 x 4.37)

A staircase giving access to the first floor accommodation, cupboard incorporating the electricity meter, central heating radiator, double glazed window, under stairs storage cupboard incorporating the gas meter.

LOUNGE 11'3" x 12'1" (into bay) (3.43 x 3.7 (into bay))

Double glazed bay window, central heating radiator and two fitted storage cupboards.



DINING ROOM 11'5" x 14'5" (3.49 x 4.41)

Electrical focal fire set within a rustic brick fireplace. Double glazed window and central heating radiator.



KITCHEN 6'8" x 9'8" (2.04 x 2.96)

Equipped with stainless steel one and a half bowl single drainer sink unit, base and wall mounted storage cupboards, four ring electric hob/oven with extractor fan above, plumbing for washer, space for fridge. Double glazed window and central heating radiator. Double glazed uPVC door to outside.

**FIRST FLOOR:****LANDING****BEDROOM 10'9" x 12'3" (3.28 x 3.74)**

Double glazed window, central heating radiator and a range of fitted wardrobes and bedroom furniture.

**BEDROOM 10'9" x 12'11" (3.28 x 3.94)**

With a range of fitted wardrobes, double glazed window and central heating radiator.



BEDROOM 7'5" x 8'7" (2.28 x 2.64)

A good sized third bedroom with fitted wardrobe, double glazed window and central heating radiator.

**SHOWER ROOM 7'2" x 5'4" (2.2 x 1.65)**

Equipped with a shower cubicle with plumbed in shower, wash hand basin, full height tiling to the walls, double glazed window, central heating radiator, cupboard containing the Worcester wall mounted gas condensing combination boiler.

**SEPARATE W.C**

Fully tiled and equipped with a low level W.C plus central heating radiator.

OUTSIDE

To the front of the property, double wrought iron gates give access to a concrete forecourt providing ample off street parking.

There is gated access to the right hand side of the property leading to the rear gardens which have been landscaped with ease of maintenance in mind and comprise a patio area, gravelled beds, shrubbery surrounded by closed boarded fencing. There are two useful, brick built outbuildings.



ADDITIONAL OUTSIDE PHOTOS**TENURE**

Freehold. Vacant possession on completion.

VIEWING

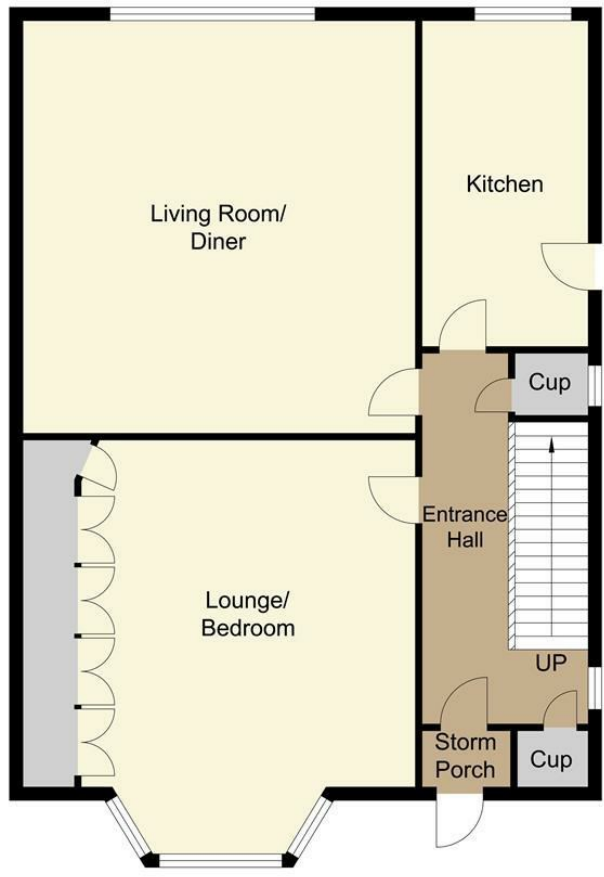
Arranged with pleasure by the Sole Selling Agents.

SERVICES

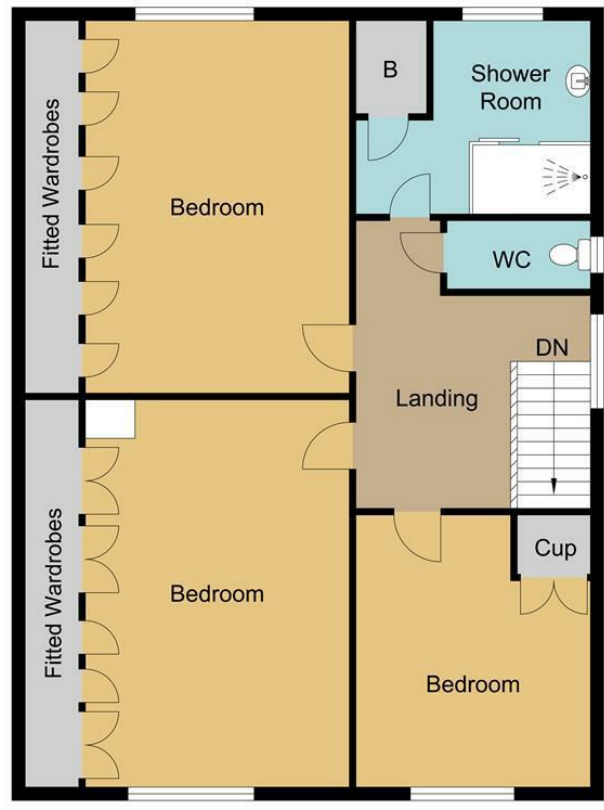
All main services are available and connected. Drainage is to the main sewer. Central Avenue is understood to be an adopted highway repairable at the public expense.

COUNCIL TAX - BAND A

Central Avenue, Kirkby In Ashfield



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			80				
			67				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	