



24 Kirby Close, Blidworth NG21 0TT
Offers Around £120,000

A semi detached starter home ripe for profitable refinement to personal taste to add value. Perfect for the first time buyer with DIY skills and ideal for the Buy to Let Investor.

- Popular village
- Keenly priced
- Comfortable lounge
- Now vacant
- Dining Kitchen

DESCRIPTION AND SITUATION

The sale of this semi detached home will be of immediate interest to the First Time Buyer with DIY skills looking for an affordable starter home which can be upgraded to their own taste in order to add value and will also appeal to the buy to let investor looking for a "property with potential" offered at a competitive price.

The property has been previously let and has generated a continual rental income over a long period of time. It is found in a area where there is high demand for rented accommodation.

Blidworth is a former mining village that has become increasingly popular in recent years. The village has the benefit of various shops catering for everyday needs as well as a primary school. The village gains good, vehicular access into Mansfield with all of its facilities and is well placed for easy access to the main road networks leading to the city of Nottingham.

The property has been competitively priced when due consideration is given to the values that fully modernised houses within this development command. Now vacant, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above.

We have no hesitation in recommending an early inspection.

ACCOMMODATION

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

ENCLOSED STORM PORCH

With cupboard containing the electric meter.

LOUNGE 13'9" x 13'6" (4.2 x 4.12)

Open tread staircase giving access to the first floor accommodation. Central heating radiator.



DINING KITCHEN 13'8" x 9'4" (4.18 x 2.86)

Equipped with stainless steel single drainer sink unit, four ring gas hob/oven, base and wall mounted storage cupboards, space for a dining table. Central heating radiator. Door to rear garden.

**FIRST FLOOR:****LANDING**

Cupboard containing the gas condensing combination boiler.

BEDROOM 13'8" x 10'5" (4.18 x 3.18)

In built storage cupboard plus central heating radiator.

**BEDROOM 8'2" x 9'11" (2.51 x 3.03)**

In built storage cupboard and central heating radiator.

**BATHROOM/W.C 5'2" x 7'2" (1.58 x 2.19)**

Equipped with a bath, wash hand basin and W.C.



OUTSIDE

There are gardens to both front and rear.

**TENURE**

Freehold. Vacant possession on completion.

SERVICES

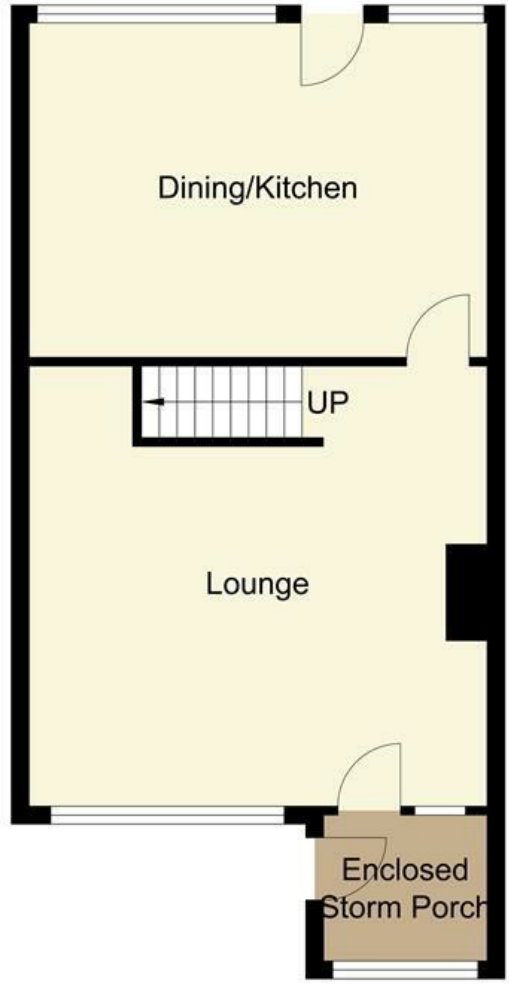
All main services are available and connected. Drainage is to the main sewer. According to the Find My Street website, Kirby Close is maintainable at the public expense.

VIEWING

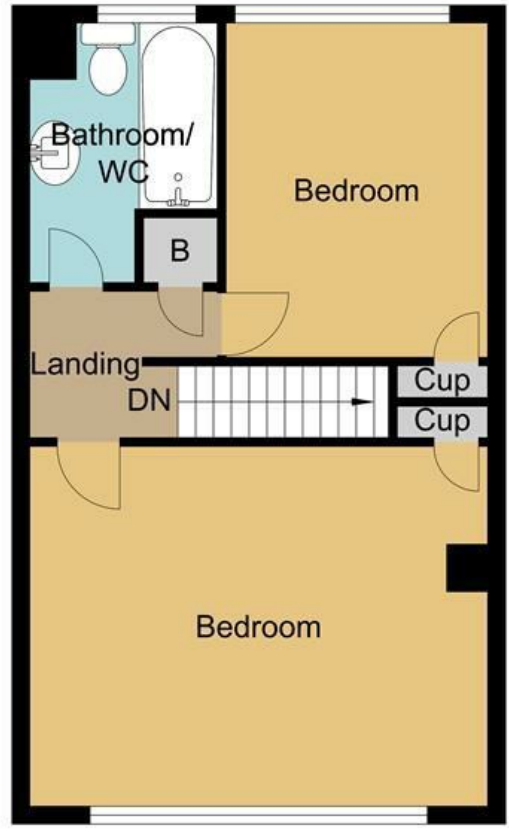
Arranged with pleasure by the Sole Selling Agents.

COUNCIL TAX BAND - A

Kirby Close, Blidworth



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				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC
		88	63				