



7 Main Road, Kirkby Woodhouse NG17 9EY

£165,000

Ideal for those contemplating retirement and the purchaser looking for the benefits of single storey living, looking for a bungalow with larger than average gardens situated in a popular location in a non estate setting.

- 0.16 ACRE PLOT
- COMFORTABLE LOUNGE
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- NOW VACANT

DESCRIPTION AND SITUATION

This bungalow will be of particular interest to those who are contemplating retirement or the purchaser looking for a home with the advantages of single storey living, with larger than average gardens.

The property is situated within a popular, established residential location in a non estate setting. It gains good, vehicular access into Kirkby Town Centre with all of its facilities.

The large plot will appeal to the purchaser with keen gardening interests. There is a range of former poultry sheds at the bottom of the back garden which may appeal to the buyer looking to establish an "informal smallholding".

The property is now vacant. As such, early possession is readily available since there will be no "chain" forming above.

ACCOMMODATION

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

FULLY ENCLOSED STORM PORCH

LOUNGE 11'3" x 14'7" (3.43 x 4.45)

Living flame gas fire. Double glazed windows to two elevations and central heating radiator.



KITCHEN 11'2" x 9'4" (3.42 x 2.85)

Equipped with base and wall mounted storage cupboards including single drainer sink unit, four ring gas hob/oven, housing for fridge, double glazed window, central heating radiator. Walk in pantry with wall mounted gas boiler.



REAR PORCH**INNER HALLWAY****BEDROOM 9'11" x 10'11" (3.04 x 3.33)**

Double glazed window and central heating radiator.

**BEDROOM 10'11" x 9'11" (3.34 x 3.03)**

Central heating radiator and double glazed UPVC French door giving access to the conservatory.

**CONSERVATORY 9'4" x 13'6" (2.87 x 4.12)**

Double glazed windows to two elevations, central heating radiator, double glazed UPVC French door to rear gardens.



SHOWER ROOM/WC 5'10" x 6'5" (1.79 x 1.96)

Equipped with a shower cubicle with plumbed in shower, wash hand basin, WC. Full height tiling to the walls. Central heating radiator and double glazed window.

**OUTSIDE**

To the front of the property, double wrought iron gates give access to a concrete driveway providing ample off street parking. There is potential to create further off street parking in the forecourt. The rear gardens are level and substantially larger than average and are divided into three separate areas. The lower section of the rear gardens includes a range of sheds/former poultry house.



ADDITIONAL OUTSIDE PHOTOS

**TENURE**

Freehold. Vacant possession on completion.

SERVICES

All main services are available and connected. Drainage is to the main sewer.

VIEWING

Arranged with pleasure by the Sole Selling Agents

COUNCIL TAX BAND - B

The local authority is Ashfield District Council. The property is listed with Band B for Council Tax purposes.

Floor Plans



Main Road, Kirkby, Woodhouse



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