



9 Park Street, Kirkby in Ashfield NG17 8EB

£95,000

ATTENTION INVESTORS AND FIRST TIME BUYERS ALIKE ! A well proportioned traditional town house with excellent potential for future renting and a very affordable starter home.

- Lounge plus separate dining room
- Established and convenient residential location
- Good sized kitchen
- Now vacant
- Three bedrooms on upper floors

DESCRIPTION

The sale of this property will be of immediate interest to the prudent investor seeking a viable Buy to Let opportunity as well as the First Time Buyer looking for an affordable starter home.

The property is ripe for some general refinement to personal taste as has been very adequately reflected in the sensible asking price when proper consideration is given to the prices that fully modernised properties in this area command.

The property provides a practical layout. Extra room space, privacy and economy is gained from two separate reception rooms. The kitchen is of a good size creating a practical working environment and these are complemented by two double bedrooms and a single bedroom on the upper floors.

The property enjoys a convenient, established, residential location and gains easy access into the centre of Kirkby in Ashfield with all of its facilities. These include a recently opened Leisure Centre and there is a Railway Station that gives a direct rail link to Worksop/Mansfield/the City of Nottingham via the Robin Hood Railway Line. The property is well placed for easy, vehicular access to the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 Motorway.

The property is in an area where there is high demand for rented accommodation and relatively low level of available stock.

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. We have no hesitation in recommending an early inspection.

ACCOMMODATION

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

LOUNGE 11'10" x 11'2" (3.63 x 3.42)

Double glazed window and central heating radiator.



LOBBY

With understairs storage cupboard.

DINING ROOM 11'11" x 12'3" (3.64 x 3.75)

Double glazed window, central heating radiator and staircase giving access to the first floor accommodation.



KITCHEN 12'6" x 6'7" (3.82 x 2.02)

Equipped with base and wall mounted storage cupboards including a stainless steel single drainer sink unit. Four ring gas hob/oven with extractor fan above. Plumbing for washer, space for fridge. Wall mounted gas condensing combination boiler. Double glazed windows to two elevations. Central heating radiator. Upvc/double glazed door to rear gardens.

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

With staircase giving access to the second floor accommodation.

BEDROOM 12'0" x 11'3" (3.66 x 3.43)

Double glazed window and central heating radiator.

**BEDROOM 6'0" x 9'10" (1.85 x 3.0)**

Double glazed window and central heating radiator.

**BATHROOM/W.C 9'10" x 5'8" (3.0 x 1.74)**

Equipped with a corner bath with electric shower and screen above, wash hand basin, W.C. Double glazed window, central heating radiator and fitted storage cupboard.



SECOND FLOOR:**LANDING****BEDROOM 8'4" x 15'6" (2.55 x 4.74)**

Double glazed upvc dorma window and central heating radiator.

**OUTSIDE**

To the front of the property there is an open plan shallow forecourt. The rear gardens are level and surrounded by walls/fencing.



TENURE

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

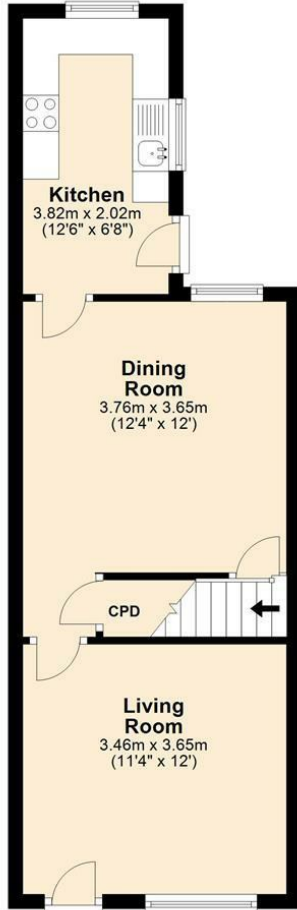
SERVICES

All main services are available and connected. Drainage is to the main sewer. Park Street is made up and is an adopted highway repairable at the public expense.

COUNCIL TAX - BAND A

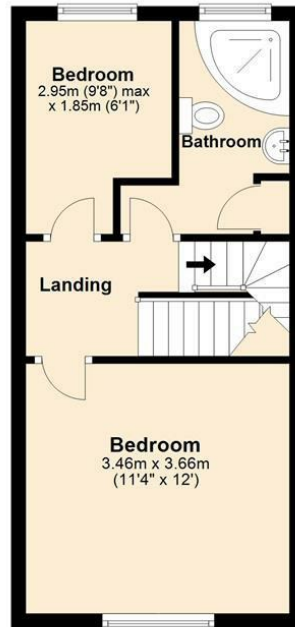
Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



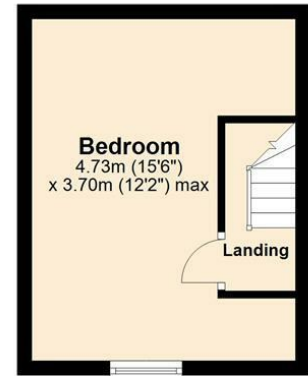
First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.1 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 sq. feet)

Kristine Princa
Plan produced using PlanUp.

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				(91-91) A			
(81-91) B				(81-81) 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			
England & Wales				England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		
		82					
		49					