



22 Harcourt Street, Kirkby-In-Ashfield NG17 8DD
Offers Around £115,000

A larger than average, improved, traditional mid town house perfect for the first time buyers seeking an affordable starter home and of immediate interest to the buy to let investor.

- Two reception rooms
- Good sized kitchen plus utility room
- Three good sized bedrooms
- Great value

DESCRIPTION AND SITUATION

The sale of this larger than average, three storey mid town house will be of immediate interest to the first time buyer looking for an affordable starter home as well as the prudent buy to investor looking for a property in an area where there is high demand for rented accommodation.

The property provides a practical layout. Two separate reception rooms provide the additional room space, privacy and economy more often preferred by today's buyers. The kitchen is of a good size and includes a breakfast bar. There is also a useful separate utility room.

All of the bedrooms on the upper floors are well proportioned and the bathroom has been refurbished with a modern suite. Certain external walls have been insulated internally to improved the energy efficiency of this property.

The property is situated within an established, residential location and gains easy access into Kirkby in Ashfield town centre with all of its facilities. The property lies within an area where there is consistently high demand for rented accommodation.

the property is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above. It is offered at a fair and competitive price. An Electrical Installation Condition Report was prepared on 20th March 2024 confirming that the condition of the installation is acceptable. A copy of the report is available upon request.

ACCOMMODATION

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

LOUNGE 11'10" x 11'8" (3.61 x 3.56)

Double glazed window, central heating radiator, cupboard incorporating the electric meter. Fitted dado rail.



LOBBY

With understairs storage cupboard.

DINING ROOM 12'0" x 11'5" (3.68 x 3.49)

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



KITCHEN 6'3" x 12'7" (1.93 x 3.85)

Good size kitchen equipped with stainless steel one and a half bowl single drainer sink unit, base and wall mounted storage cupboards, space for cooker, plumbing for washer. Breakfast bar. Two double glazed windows. Double glazed UPVC door to rear gardens.

**UTILITY ROOM 4'4" x 6'3" (1.34 x 1.93)**

Double glazed window.

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

Central heating radiator and staircase giving access to the second floor accommodation.

BEDROOM 13'3" x 11'5" (4.05 x 3.49)

A larger than average bedroom with internal insulation to the external wall. Double glazed window, central heating radiator and in-built storage cupboard.

**BEDROOM 6'1" x 8'11" (1.86 x 2.72)**

A good size bedroom with double glazed window enjoying a commanding view across Kirkby in Ashfield to the rear, central heating radiator. Internal insulation to the external wall.

**BATHROOM/WC 8'9" x 7'3" (2.67 x 2.21)**

Equipped with a modern suite comprising a bath with electric shower and screen above, wash hand basin, WC. Full height shower boarding to the walls. Central heating radiator. Internal insulation to the rear wall.



SECOND FLOOR:

BEDROOM 13'6" x 16'2" (4.13 x 4.94)

Velux type window to the rear roof slope plus central heating radiator.



OUTSIDE

The property is flush fronted to the pavement. There is neither garage nor garage space and there is no off street parking. There is shared, pedestrian access to the rear gardens via the gennel. The rear gardens are level and surrounded by close boarded fencing. A metal shed is included within the sale.

**TENURE**

Freehold with vacant possession on completion.

VIEWING

Arranged with pleasure via the sole selling agents.

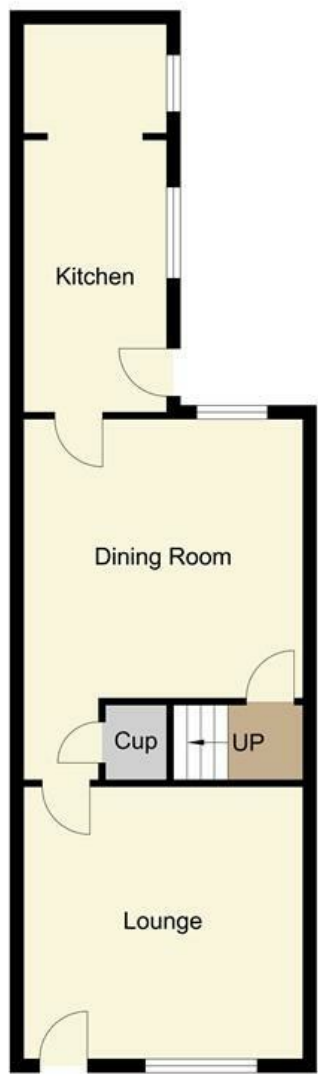
SERVICES

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

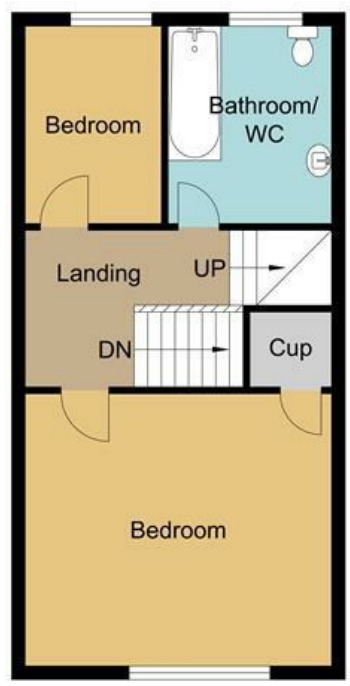
COUNCIL TAX - BAND A

The local authority is Ashfield district Council . The property is registered in Band A for council tax purposes.

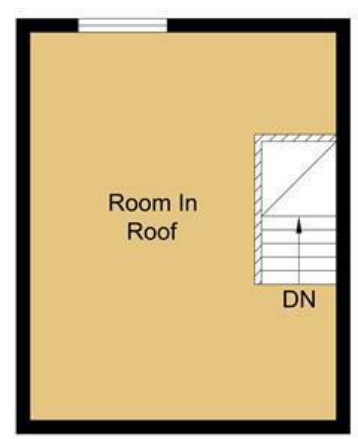
Harcourt Street, Kirkby In Ashfield



Ground Floor



First Floor



Room In Roof

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	63		

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Note: The table above is a simplified representation of the data shown in the image. The image contains two identical tables with a grid of energy and environmental ratings. The current energy rating is 85 and the potential is 63. The current environmental impact rating is not specified, but the potential is C.