



10 James Street, Kirkby-in-Ashfield,  
Nottingham, Nottinghamshire, NG17 9EG

£145,000  
Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached House
- Two Reception Rooms
- UPVC Double Glazing
- Brick Outbuildings
- Ideal for FTB's
- Three Bedrooms
- Gas Central Heating (Combi Boiler)
- South Facing Rear Garden
- Popular Location
- Viewing Recommended

We are pleased to present to the market this three bedroom semi detached house well suited to first time buyers.

The property has UPVC double glazing and gas central heating (combi boiler). The ground floor living accommodation comprises a dining room, lounge and kitchen. The first floor landing leads to three bedrooms and a bathroom.

### OUTSIDE

The property benefits from having a south facing, low maintenance, rear garden laid to hardstanding and paving. There is an adjoining outhouse and WC. In addition, there is also a further brick built outbuilding at the end of the garden.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### DINING ROOM

11'11" x 11'11" (3.63m x 3.63m)

With radiator, laminate floor and double glazed window to the front elevation.

### LOUNGE

12'11" x 11'11" (3.94m x 3.63m)

Electric fire hearth and surround. Radiator, laminate floor and double glazed window to the rear elevation.

### KITCHEN

13'2" x 6'9" (4.01m x 2.06m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated oven, electric hob and extractor hood above. Space for fridge. Plumbing for a washing machine. Tiled splashbacks. Radiator, double glazed window to the side elevation and obscure UPVC double glazed rear door.

### FIRST FLOOR LANDING

19'3" x 2'8" (5.87m x 0.81m)

### BEDROOM 1

13'10" x 11'11" (4.22m x 3.63m)

With radiator and double glazed window to the front elevation.

### BEDROOM 2

12'11" x 10'9" (3.94m x 3.28m)

With radiator, built-in cupboard housing the combi boiler.

### BEDROOM 3

8'9" x 7'3" (2.67m x 2.21m)

With radiator and double glazed window to the rear elevation.

### BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

Having a three piece white suite comprising a panelled bath with electric shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, extractor fan and obscure double glazed window to the side elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











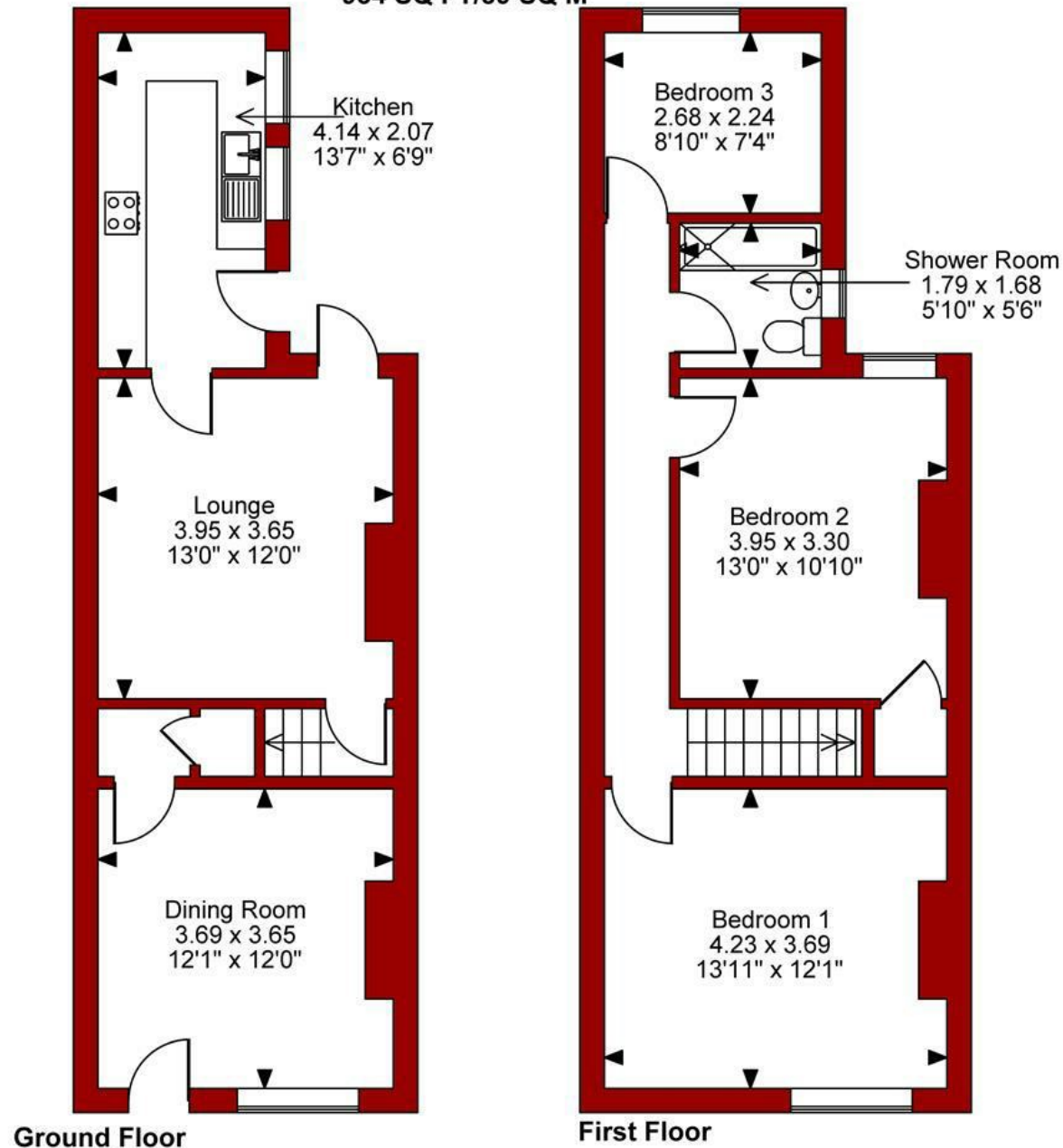








**James Street, Kirkby-in-Ashfield**  
**Approximate Gross Internal Area**  
**954 SQ FT/89 SQ M**



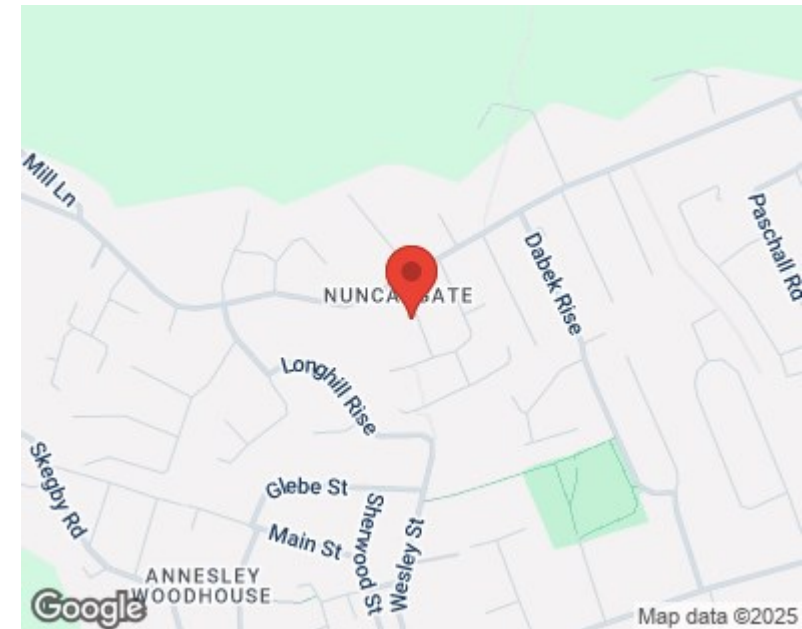
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)



**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers