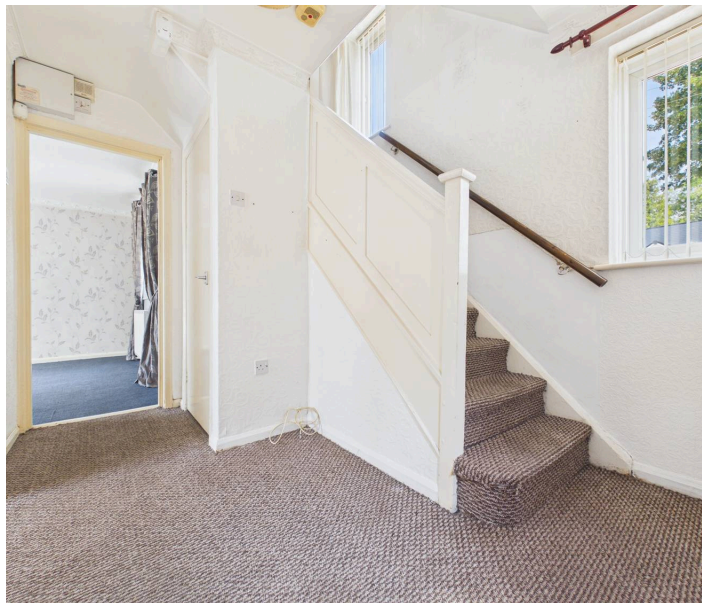




**45 Welbeck Street, Kirkby-In-Ashfield, NG17 7GT**

Guide Price **£150,000**

**DavidJames**  
the estate agent



## 45 Welbeck Street

Kirkby-In-Ashfield, Nottingham

Spacious 2 double bedroom semi-detached house in popular area with lounge, kitchen, fitted wardrobes, large garden, gated drive, double glazing, no chain. Ideal for families or first-time buyers.

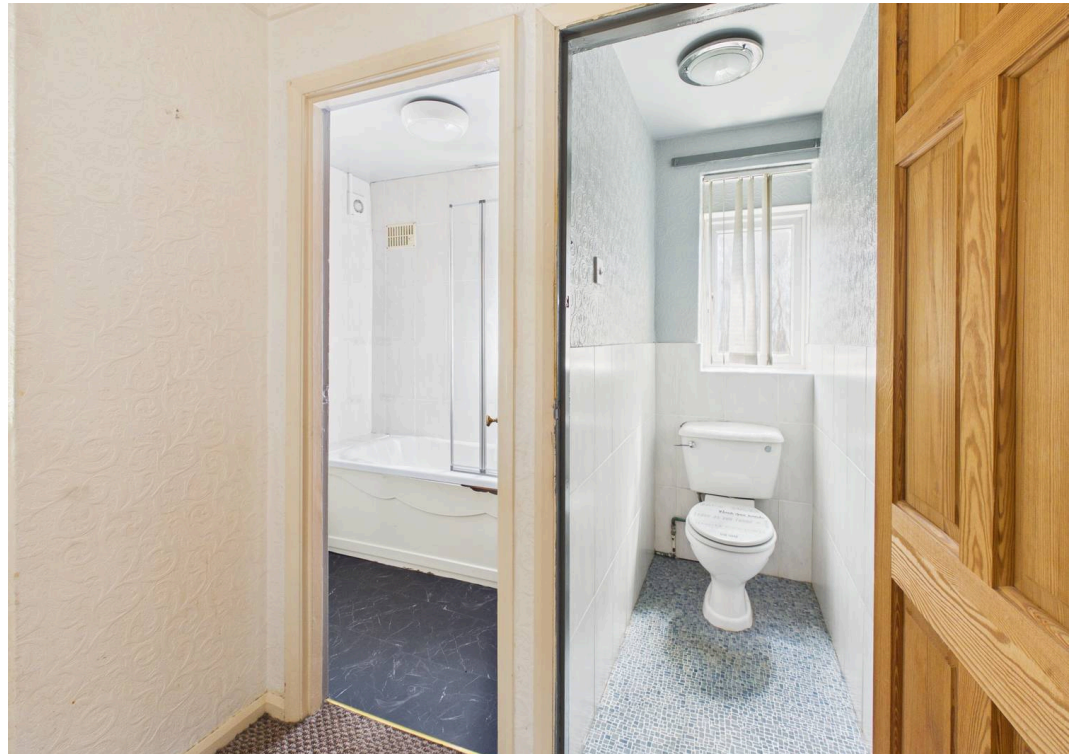
Council Tax band: A

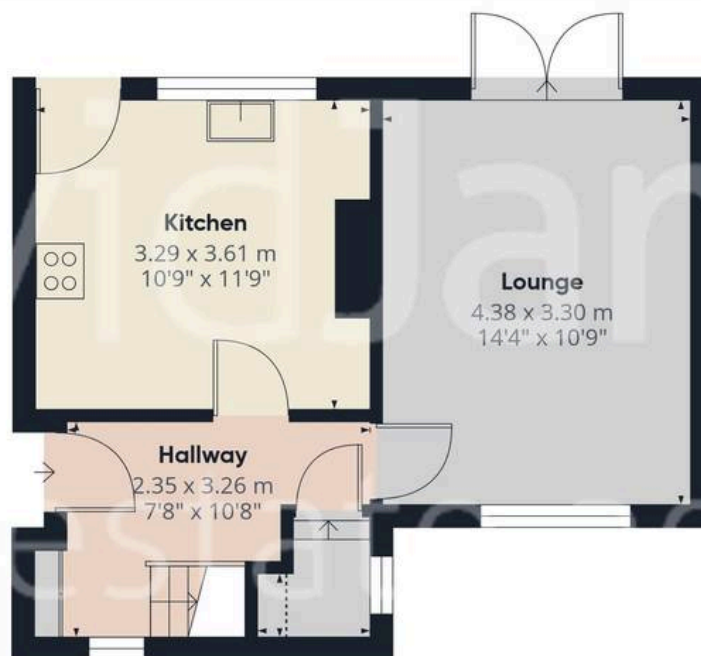
Tenure: Freehold

EPC Energy Efficiency Rating: E

- Spacious semi-detached house in a popular location
- Two double bedrooms, both with fitted wardrobes
- Entrance hall with both cloaks and under-stairs storage cupboard
- Lounge with window to the front elevation and glazed French doors overlooking and leading to the rear garden
- Kitchen fitted with a range of white panelled units, tiled flooring and range cooker with extractor
- First floor fully tiled bathroom/Wc with mains-fed shower, separate Wc
- Gas central heating, UPVC double glazing
- Gated driveway provides off road parking
- Large lawned rear garden with outbuildings, paved patio, garden shed and greenhouse
- Sold with no upward chain







Floor 0

**Approximate total area<sup>(1)</sup>**

66.3 m<sup>2</sup>

712 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.