



16 Raymond Close, Kirkby-In-Ashfield, NG17 8HQ

Guide Price **£300,000**

DavidJames
the estate agent



16 Raymond Close

Kirkby-In-Ashfield, Nottingham

Council Tax band: C

Tenure: Freehold

- Detached bungalow sold with no upward chain
- Set back from the roadside on a generous plot with a good sized lawned rear garden split into two sections
- Two bedrooms, both with fitted bedroom furniture
- Entrance hall with cloaks storage cupboard
- Lounge/dining room with fireplace and gas fire as well as window to the front elevation and an internal rear window to the conservatory
- Kitchen fitted with a range of timber finish units and integrated oven, hob, extractor, fridge and freezer
- Conservatory with UPVC windows (open plan to the kitchen) with tiled flooring, radiator and French doors to the rear garden
- Modern, fully tiled shower room with mains-fed shower and washbasin set to a vanity unit
- Gated resin driveway provides ample off road parking, good size garage with pedestrian access door
- Good sized rear garden with patio area, currently split into two areas including an allotment section, and perfect to allow for further development of the bungalow (subject to planning consent)











Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

92.2 m²

990 ft²

(1) Excluding balconies and terraces

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

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