



- NO ONWARD CHAIN
- Ideal opportunity for Investors or First time buyer
- New carpets & flooring and newly decorated
- 2 Bedrooms
- Kitchen with electric cooker
- Family bathroom with shower over bath
- Enclosed rear garden with paved area and summer house
- Close to local amenities, schools, and transport links
- Ideal location for Town Centre, with easy access to Mansfield Town Centre

NO ONWARD CHAIN, ideal for first time buyers or investors.

SAB are pleased to offer, for sale, this two bedroom mid terraced property, with ew carpets and newly decorated.

Generous accommodation to the ground floor with lounge and kitchen, whilst to the first floor are two bedrooms and bathroom. The property benefits from double glazing.

Rear enclosed garden, large summer house and off street car parking

Situated in Kirkby in Ashfield, close to public transport links, local amenities, schools and within a short distance from Arnold Town Centre.

We expect demand to be exceptionally high, please call now to arrange a viewing and avoid disappointment.

## Hunters Court, Nottingham

Offers in the region of £130,000



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 57                      |           |
| (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 |           |



### Description

This property is located in Kirkby-in-Ashfield and offers an advantageous location with easy access to Mansfield Town Centre, Nottingham and Derby City Centres, commuting and exploring the surrounding areas with ease. Kirkby-in-Ashfield and the surrounding areas are known for their friendly community, making a desirable town to live in. There are local parks and shops with a blend of convenience and character right on the doorstep. The interior is presented in a good condition, having been newly decorated, new carpets and flooring throughout.

The modern fitted kitchen is located to the rear and leads to the rear garden. To the first floor are 2 bedrooms and modern bathroom with shower over bath.

Outside, there is on-street parking at the front, and off road parking within a car park to the rear. The enclosed rear garden features a paved area, lawn and summer house with UPVC door and windows.



### Entrance

Entered from the main access door, leading to the kitchen and lounge. There is space for coat hooks and show racks. Wall mounted electric heating, new décor and new carpet.

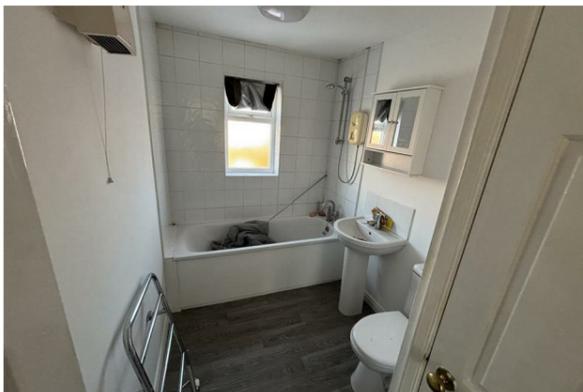
### Lounge

Located to the rear, with a UPVC door leading to the rear garden and UPVC window overlooking rear elevation.

Being newly decorated and new carpet, this room has a warm feeling. There is a Fire surround and marble hearth and wall mounted electric radiator. TV & Telephone points. Stairs leading to first floor.

### Kitchen

The fitted kitchen is equipped with electric oven with overhead extractor. There is plumbing for a washing machine. With rolltop worktops, a range of wall and base units, stainless sink with stainless mixer tap, double glazed windows to front elevation. Internal electric heating and complimentary ceramic tiling to walls, new neutral décor and new flooring.



### Bedroom 1

Located to the front, with UPVC window. This spacious room will easily accommodate a double bed and a selection of bedroom furniture, and has a built in wardrobe and dressing table with 6 drawers. It has new neutral décor and new grey carpet. There is a wall mounted electric radiator and ample sockets.



### Bedroom 2

Located to the rear. this room will accommodate a double bed with a selection of bedroom furniture or a double sofa bed to utilise it as a guest bedroom. It could also serve as an office if required as there are ample plug sockets. New neutral décor and new grey carpet and a wall mounted electric radiator.

### Bathroom

Located to the rear of the property, the suite comprises of low level WC, pedestal hand wash basin with stainless mixer tap, bath with electric shower over and stainless mixer tap. Handy storage cabinet with mirror and shelves. New neutral décor, complimentary ceramic tiling to walls and new vinyl flooring.

### Outside

To the front is on-street parking for convenience.

The enclosed rear garden has a paved patio area from the doorway. There is a small lawn to the right hand side and pathway leading to the summer house that has a UPVC door and window. The rear is enclosed with fencing either side and gate leading to rear car park for off road parking.

### General Information

Council Tax – Ashfield District Council Band A  
EPC Rating = D

Electrical Safety Certificate is valid until July 2027  
Energy Performance Certificate is valid until June 2030

Flood Risk – No flooding in the past 5 years

### Tenure

Freehold with vacant possession on completion

### Viewings

Viewings are strictly by appointment via SAB Properties, please call today and arrange a viewing to avoid disappointment.

