



54 Kingswood Drive, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire, NG17 8PY

No Chain £154,950

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Two Bedrooms
- Gas Central Heating
- Large Rear Garden
- End of a Cul-De-Sac Position
- Refurbishment & Modernisation Required
- Lounge & Separate Kitchen
- Driveway
- Open Rear Aspect
- Ideal for FTB's and Investors

A two bedroom semi detached house in need of refurbishment and modernisation throughout with a large rear garden.

The layout of living accommodation with gas central heating comprises a lounge, kitchen, first floor landing, two bedrooms and a bathroom.

The property represents an ideal purchase for first time buyers and buy-to-let investors.

OUTSIDE

Externally, the property is positioned at the end of a cul-de-sac with an open rear aspect. There is a low maintenance front garden and a driveway to the side of the house with gated access at the end providing access to the rear garden. To the rear of the property, there is a large garden which extends to the side.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

LOUNGE

13'3" x 11'6" (4.04m x 3.51m)

With radiator, coving to ceiling, stairs to the first floor landing and window to the front elevation.

KITCHEN

11'5" x 8'9" (3.48m x 2.67m)

Having wall cupboards, base units and drawers with work surfaces over. Inset sink with drainer and mixer tap. Wall mounted Baxi central heating boiler. Integrated single oven, four ring electric hob and extractor hood above. Radiator, window to the side elevation and sliding patio door leading out onto the rear garden.

FIRST FLOOR LANDING

With window to the rear elevation.

BEDROOM 1

11'0" x 8'3" (3.35m x 2.51m)

Having fitted wardrobes with hanging rail and shelving and mirror fronted sliding doors. Radiator and window to the front elevation.

BEDROOM 2

11'0" max x 6'5" (3.35m max x 1.96m)

With radiator, coving to ceiling and window to the rear elevation.

BATHROOM

8'3" x 4'9" (2.51m x 1.45m)

Having a panelled bath with electric shower over. Pedestal wash hand basin. Low flush WC. Part tiled walls, radiator and window to the rear 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.



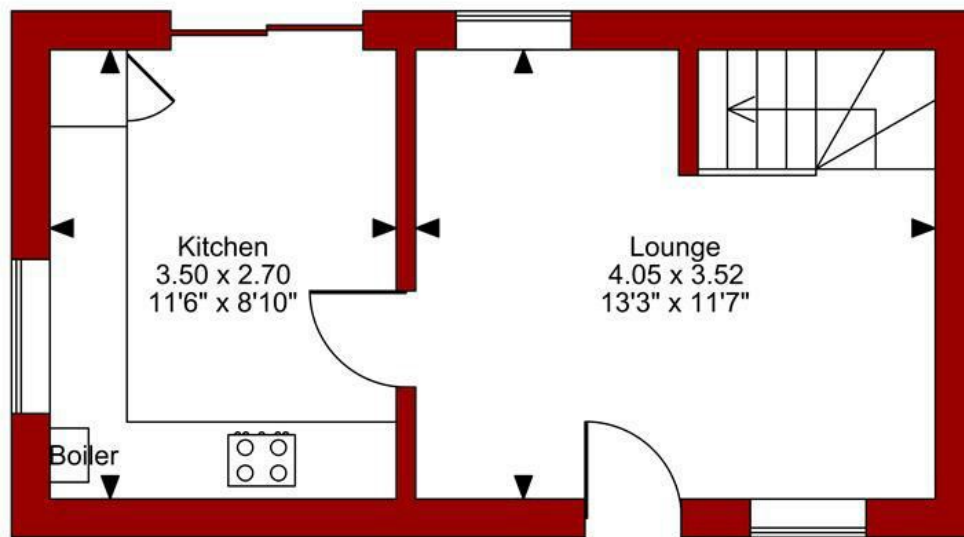




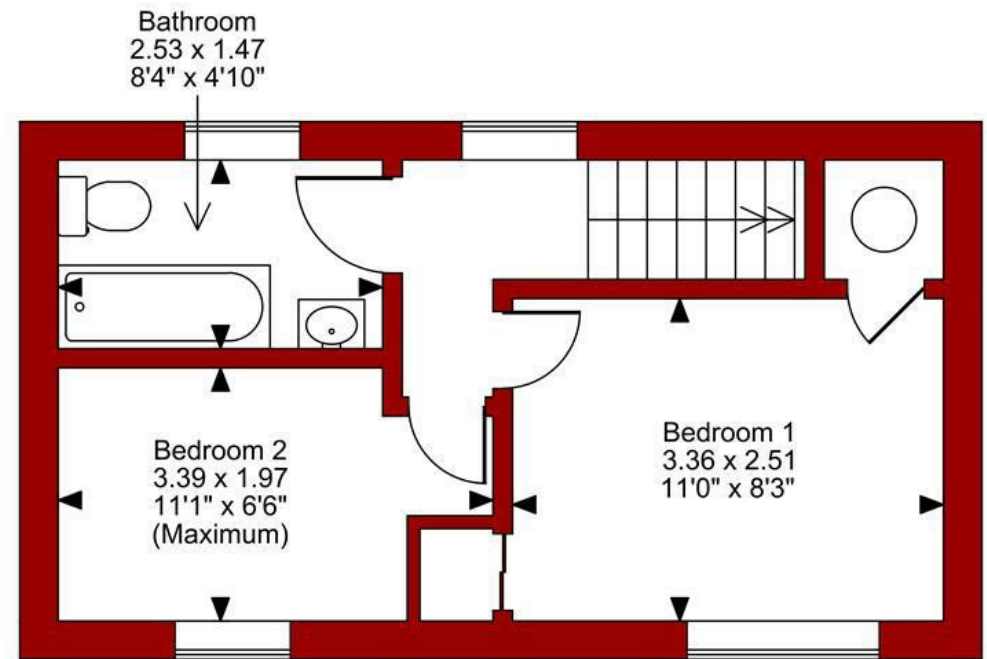




Kingswood Drive, Kirkby-in-Ashfield
Approximate Gross Internal Area
48 SQ M / 519 SQ FT



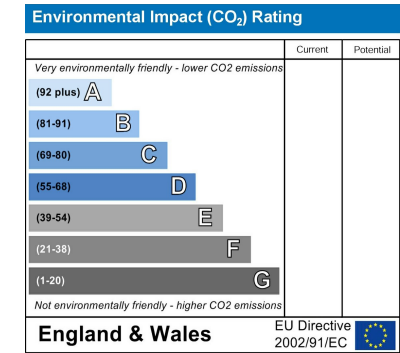
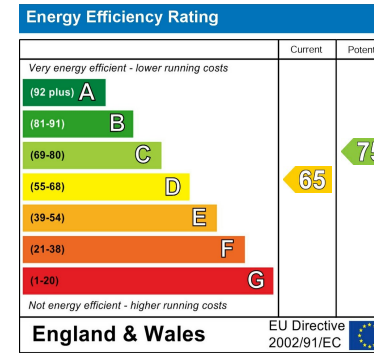
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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



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