



## 32 Cookson Street, Kirkby-In-Ashfield, NG17 8DZ

Guide Price £115,000



## 32 Cookson Street

Kirkby-In-Ashfield, Nottingham

Period-style mid-terrace with three bedrooms, open plan living, modern kitchen, large garden, deck, and sheds. Gas central heating, double glazing. No upward chain. Ideal for families or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Period-style mid terraced house
- Three bedrooms, set over the first and second floors
- Open plan living area with lounge and dining room, lounge area having a fireplace, dining area with door to the rear garden
- Kitchen with tiled flooring and integrated oven, hob and extractor
- Fully tiled ground floor bathroom/Wc with white suite, tiled flooring and shower fed by mixer taps
- Gas central heating, UPVC double glazing
- Good sized lawned rear garden with rear decked area and timber sheds
- Sold with no upward chain
- Perfect first time purchase or investment opportunity









Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
77.4 m<sup>2</sup>  
833 ft<sup>2</sup>

**Reduced headroom**  
1.7 m<sup>2</sup>  
18 ft<sup>2</sup>

(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**



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