




YOUR MOVE
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Langton Avenue,
Kirkby-In-Ashfield, Nottingham

£130,000

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£130,000

DESCRIPTION

A Traditional Semi Detached Home in the popular residential location of Kirkby in Ashfield which briefly comprises Entrance Porch into Entrance Hall, Lounge / Dining Room, Kitchen and Rear Lobby on the Ground Floor whilst to the First Floor a Landing gives access to Three Bedrooms (Two Double and One Single) plus a Bathroom with Separate WC. Externally there is a garden to the front with garage and driveway providing off road parking whilst to the rear there is a lawned garden.

LOCATION

Situated in the popular village of Kirkby in Ashfield within access to the A38 and junction 28 of the motorway plus transport links into Mansfield. Kirkby in Ashfield also has a Railway Station along with links into Derby and Nottingham.

DIRECTIONS

Proceeding from the Kirkby in Ashfield office proceed along Station Street turning right at the T junction into Sutton Road, continue along turning left onto Frederick Road, continue to the bottom of this road turning right into Langton Avenue where the property will be found on the left hand side identified by our For Sale board.

OUR VIEW

This Traditional Style Semi Detached Home with a feature Lounge / Dining Room and Kitchen, to the Master Bedroom there are built in wardrobes and views to the rear, the Bathroom has a white suite with a Separate WC. The rear garden is a particular feature of this property due to its size and benefits of property location, there is a lawn area with mature shrubs and backing onto fields. The driveway at the front of the property provides off road parking for a number of vehicles whilst giving access to a garage with up and over door.

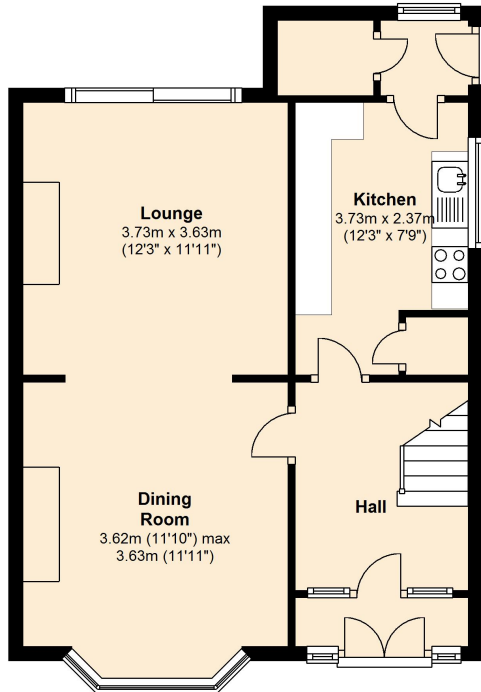


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

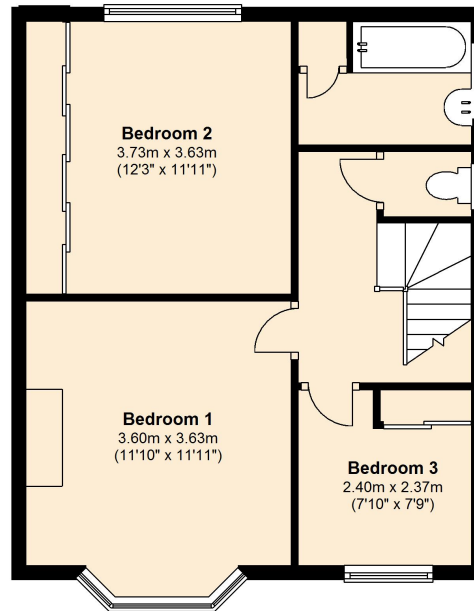
Measurements are approximate. Not to Scale. For Illustrative purposes only



Ground Floor



First Floor



This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters.
Plan produced using The Mobile Agent.

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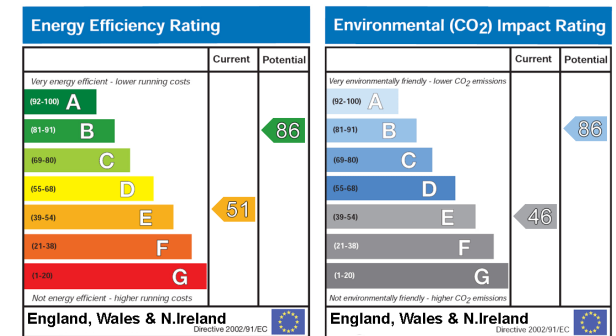
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ENERGY PERFORMANCE CERTIFICATE



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Our properties appear on portals such as **Zoopla.co.uk**

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*Source: Hitwise Oct 2011