



29 Vernon Road, Kirkby-In-Ashfield

Guide Price £130,000



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Kirkby-In-Ashfield, Nottingham

GUIDE PRICE £130,000 - £140,000

TWO BEDROOM HOME IN A CONVENIENT LOCATION, IDEAL FOR FIRST-TIME BUYERS...

A two-bedroom mid-terraced home offering an excellent opportunity for a range of buyers, including first-time purchasers, downsizers and investors alike. Conveniently situated close to a variety of local amenities, including shops, schools and excellent transport and commuting links, the property combines everyday convenience with comfortable living accommodation. The ground floor comprises a dining room which flows through to a separate living room, creating an ideal space for both relaxing and entertaining. To the rear, a modern fitted kitchen catering to your daily cooking needs. To the first floor are two double bedrooms, both offering a comfortable accommodation and a stylish family bathroom which includes a double stand-alone shower cubicle. Externally, the property benefits from on-street parking to the front. To the rear is a low-maintenance garden featuring a patio seating area, ideal for outdoor dining and relaxation, complemented by established plants and shrubs.

MUST BE VIEWED!

Council Tax band: A

Tenure: Freehold

- Mid-Terraced House
- Two Double Bedrooms





GROUND FLOOR

Dining Room

12' 4" x 11' 10" (3.75m x 3.61m)

The dining room has carpeted flooring, a radiator, ceiling coving, an in-built cupboard, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

12' 3" x 11' 11" (3.73m x 3.62m)

The living room has carpeted flooring, a radiator, ceiling coving, a picture rail, a recessed chimney breast alcove and a UPVC double-glazed window to the rear elevation.

Kitchen

15' 6" x 6' 5" (4.72m x 1.96m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a hob and extractor fan, space and plumbing for a washing machine, partially tiled walls, ceiling coving, a radiator, tiled flooring, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access into the rear garden.

FIRST FLOOR

Landing

15' 5" x 8' 7" (4.71m x 2.62m)

The landing has carpeted flooring, access to the loft and access to the first floor accommodation.

Master Bedroom

12' 3" x 11' 11" (3.74m x 3.63m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

12' 3" x 8' 9" (3.73m x 2.66m)

The second bedroom has carpeted flooring, a





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FRONT GARDEN

To the front of the property is access to on-street parking.

REAR GARDEN

To the rear is a low-maintenance garden with concrete patio area with a wooden pergola, a gravelled patio, matures plants and shrubs, two sheds and fence panel boundaries.

ON STREET

1 Parking Space





This floorplan is for illustrative purposes only.

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Purchasers must make their own investigations before entering any agreement.



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