



£190,000

Hillview Road, Kirkby-In-Ashfield,  
Nottingham,

Welcome to BuckleyBrown, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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"Bursting with potential and packed with possibilities,  
this is the kind of home buyers dream of finding!  
Nestled in a peaceful location, it offers exciting scope  
to add value and create your forever home. Bring your  
vision and make it truly yours!"

- Tim, Valuer



## UNLOCK THE POSSIBILITIES

*With plenty of scope to modernise, it's ready for its next chapter.*

Offering well-proportioned accommodation throughout, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property.



## THE FINER DETAILS

*The ground floor offers a comfortable and practical layout, making it ideal for everyday family living.*

A spacious living room provides plenty of room to relax, while the neutral kitchen sits to the rear of the property with direct access to the garden, offering a great space to personalise over time.

Upstairs, you'll find three generously sized bedrooms, providing flexible accommodation for growing families, guests or those working from home. One bedroom benefits from built-in wardrobes, while a three-piece family bathroom completes the first floor.

Outside, the front of the property features a low-maintenance gravelled area with a pathway leading to the front door. The enclosed rear garden has been thoughtfully landscaped to include a patio seating area, a well-kept lawn, and decorative gravel and planted borders, creating an attractive outdoor space to enjoy throughout the year.





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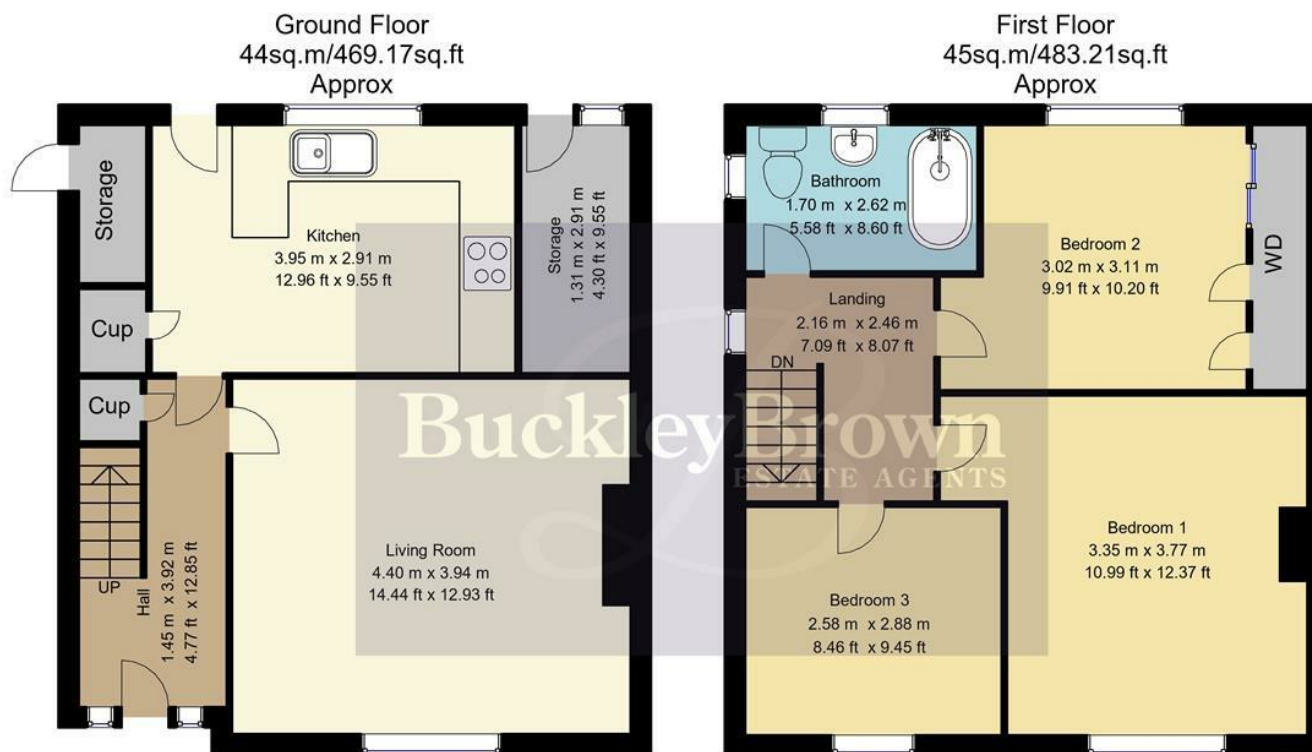
## LIFE IN KIRKBY-IN-ASHFIELD

*Life in Kirkby-in-Ashfield offers the perfect balance of convenience and community, making it a popular choice for families, professionals and first-time buyers alike.*

The town boasts a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and well-regarded schools, ensuring everything you need is within easy reach. Sutton-in-Ashfield and Mansfield are also just a short drive away, providing an even greater selection of shopping, dining and leisure opportunities.

For those who enjoy the outdoors, Kirkby-in-Ashfield is surrounded by parks, green spaces and countryside walks, with Portland Park and nearby trails offering plenty of opportunities to explore. The town is also well connected, with excellent road links via the M1 and A38, as well as a railway station providing direct services to Nottingham, Mansfield and Worksop, making it an ideal location for commuters and those looking to stay connected.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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## Key Features

Three blank canvas bedrooms

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Excellent potential to modernise

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Spacious living room to the front

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Neutral kitchen with garden access

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Expansive rear garden

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Popular residential location

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Size approximately 952 sq.ft

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EPC Rating D

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Council tax band A

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exceptional representation.

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