



## 25 HARCOURT STREET NOTTINGHAMSHIRE, NG17 8DE

£950 PCM

This lovely three-bedroom home is ideally located in a popular part of Kirkby-in-Ashfield, within easy walking distance of the town centre and train station, and offering convenient access to the M1 (Junction 27), Kings Mill Hospital and the Amazon distribution centre.

The property sits back from the road behind an established front garden and benefits from a driveway providing off-street parking for one vehicle, with additional on-street parking available nearby.

As you enter the property you are welcomed into a bright and spacious living room, featuring dual windows that fill the room with natural light, along with a feature fireplace and wooden beam that adds character to the space. The living area flows through into a modern kitchen fitted with a range of wall and base units and open access to the dining area.



**White House**  
Lettings



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**White House**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements