



FREEHOLD

House - Semi-Detached (EPC Rating: D)

# 37 NEW STREET, KIRKBY-IN- ASHFIELD, NOTTINGHAM, NG17 7DQ

Offers Over

## £110,000

### FEATURES

- Driveway
- Viewing Recommended
- Double Glazing
- Desirable Location
- One Bedroom
- ELECTRIC STORAGE HEATERS
- Semi Detached Property



# Location

# 1 Bedroom House - Semi-Detached located in Nottingham

## Kitchen

11' 0" x 7' 10" (3.35m x 2.39m) Fitted with wall and base units, tiles splashback to working surfaces, electric oven, extractor fan, double glazed window, stairs to first floor, plumbing for automatic washing machine.

## Lounge

13' 0" x 11' 0" (3.96m x 3.35m) Double glazed patio door to rear, t.v. Ariel, electric storage heater, telephone point.

## Landing

Access to available loft space, store room.

## Bedroom

13' 0" x 10' 10" (3.96m x 3.30m) Having double glazed window, electric storage heater and laminate floor.

## Bathroom

8' 0" x 5' 3" (2.44m x 1.60m) Three piece suite comprising paneled bath with shower over, shower curtain rail, low flush w.c, pedestal wash hand basin, double glazed window and electric heater.

## Outside

To the rear of the property is a paved patio and lawned garden area. to the front is a driveway.

## Viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

[www.locationestateagency.co.uk](http://www.locationestateagency.co.uk)

Telephone: (01623) 654555 option 1.

## Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

## Money Laundering

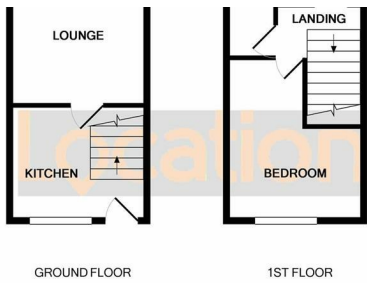
Intending purchasers will be asked to produce identification before a sale can be agreed.



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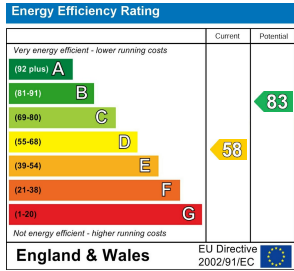
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**Council Tax Band**



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 are advised to recheck the measurements.

