















Kirkby-In-Ashfield T: 01623 720072

The Property Ombudsman

Fox Street, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire,
NG17

Asking Price: £110,000

Tenure: Freehold

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Council Tax Band: A
EPC Rating: D
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This two-bedroom terraced house for sale in Kirkby-in-Ashfield offers a reception room, modern fitted kitchen, downstairs bathroom and Council Tax Band A, within reach of local amenities, schools and rail links to Nottingham and Mansfield.

Description
For sale is this two-bedroom terraced house situated in Kirkby-in-Ashfield, Nottinghamshire. The property offers one reception room, a modern fitted kitchen and a downstairs bathroom, making it a practical option for a range of buyers.

The ground floor comprises a reception room and a modern fitted kitchen with base units, gas hob and space for an oven, providing a straightforward and functional cooking area. The downstairs bathroom adds convenience to the layout.

Upstairs, there are two bedrooms, offering sleeping accommodation that would suit individuals, couples or a small household.

The property falls within Council Tax Band A, which may appeal to buyers seeking to manage ongoing running costs.

Kirkby-in-Ashfield provides access to a variety of local amenities, including supermarkets, independent shops and everyday services in and around the town centre. There are local schools within the wider area, along with parks and green spaces for outdoor recreation.

Transport links are a key advantage, with Kirkby-in-Ashfield railway station offering services towards Nottingham and Mansfield, providing useful commuting options. Journey times to Nottingham by train are typically around 25–30 minutes. Road connections are also accessible, with routes linking to the A38 and M1 for travel further afield.

This two-bedroom terraced house for sale in Kirkby-in-Ashfield represents an opportunity to purchase a straightforward home in a town with rail links, local amenities and access to surrounding Nottinghamshire centres.

Lounge
11' x 12' (3.35m x 3.66m)
A spacious room with a UPVC window to front elevation, radiator and door to kitchen

Breakfast Kitchen
11' x 10'11" (3.35m x 3.33m)
Modern fitted kitchen with base units, integrated gas hob with space for an oven underneath, spaces for white goods, window to rear elevation and stairs to the first floor

Ground Floor Bathroom
5' x 7' (1.52m x 2.13m)
White three piece suite comprising of panel bath, wash hand basin and WC, windows to rear and side elevation, towel rail

First Floor Landing

Bedroom One
11' x 9' (3.35m x 2.74m)
A spacious double bedroom with window to front elevation, radiator, chimney breast

Bedroom Two
11' x 10' (3.35m x 3.05m)
A single bedroom with window to rear elevation, radiator, bulk head above the stairs.

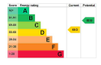
Rear Garden
Mostly laid to lawn, coal shed, shared side access to the front.

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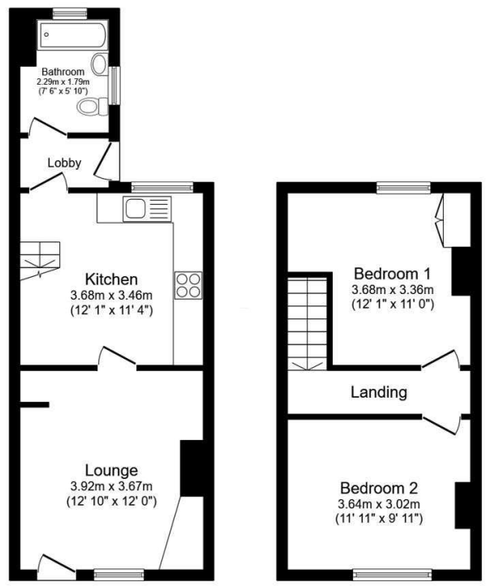
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 61.7 sq.m. (665 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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