



### 3 bed semi-detached house to buy in NG17

Bourne Avenue, Kirkby In Ashfield, Nottinghamshire, Nottinghamshire, NG17 7FD

**£170,000** Starting Bid

 x3  x1  x2

Tenure  
**Freehold**

Driveway parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Three bedrooms
- ✓ Conservatory
- ✓ Off Road Parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Exciting alert. Explore the charm of this fantastic three-bedroom property for sale with English Rose Estate Agents. This delightful property offers off road parking, a well presented garden, and prime location with excellent transport links. Walk to the town centre, enjoy beautiful walks , and join a vibrant community.

This superb property is offered to the sales market with no upward chain.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Lounge

3.64m x 4.27m (11'11" x 14'0")

Wow with space in abundance this lounge offers lots of family living space and is open plan to the dining room. The large bay fronted window offers lots of natural light. Simply stunning.

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## Dining area

3.63m x 3.88m (11'10" x 12'8")

Spacious dining area ideal for family dining or entertaining, with feature fireplace and offering access to the conservatory.

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## Conservatory

3.14m x 2.69m (10'3" x 8'9")

Such a great addition this family home and offers extra living space.

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## Kitchen

1.81m x 5.78m (5'11" x 18'11")

The well presented kitchen offers wall and base units, walk in pantry and offers access to the side elevation of the property and to the enclosed rear garden.

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## Bathroom

1.75m x 2.20m (5'8" x 7'2")

This newly fitted bathroom comprises of vanity wash unit, walk in shower cubicle, wc and privacy window.

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## Bedroom one

2.80m x 3.74m (9'2" x 12'3")

Well presented bedroom with built in wardrobes and window overlooking the enclosed garden.

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## Bedroom two

3.03m x 3.39m (9'11" x 11'1")

Well presented spacious bedroom with window to the front elevation.

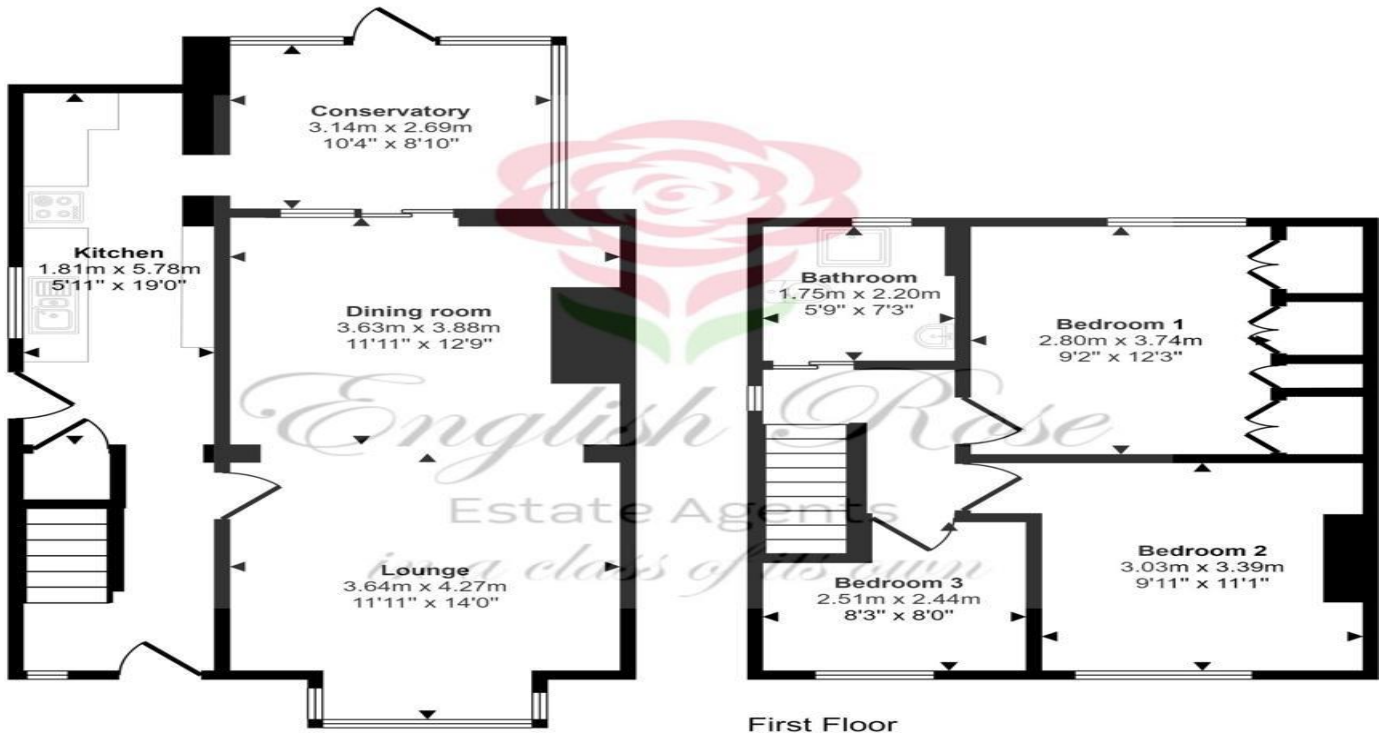
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## Bedroom three

2.51m x 2.44m (8'2" x 8'0")

Bedroom three is well presented with window to the front elevation.

Approx Gross Internal Area  
97 sq m / 1040 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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