



**25 New Street, Kirkby-in-Ashfield, Nottingham,  
Nottinghamshire NG17 7DQ**

**£625 pcm**

Tel: 0115 9680268



- Modern Town House
- Private Rear Garden
- Modern Kitchen & Bathroom
- Neutral Decor Throughout
- Off Road Parking
- One Bedroom

A perfect little place to call your own, this modern one bedroom town house is beautifully presented and easy to maintain. If you are on the lookout for an easily manageable home with off road parking, modern kitchen and bathroom and a double bedroom with its own private garden within easy reach of a whole host of amenities on the doorstep then this could be the place for you.

The internal accommodation comprises an modern easy on the eye kitchen fitted with a range of natural units. The ground floor is completed by a spacious yet cosy living room to the rear with patio doors opening onto the rear garden. To the first floor landing there is a double bedroom with fitted wardrobes, handy storage room and a modern bathroom with three piece suite.

Externally, this property has a totally low maintenance frontage which is purely a driveway providing off road parking and room for bin storage. To the rear of the property there is a private rear garden which is majority laid to lawn and has secure fenced boundaries to all sides.

Council Tax Band: A

#### **KITCHEN**

A modern kitchen fitted with a range of modern wall cupboards, base units and drawers with working surfaces over. Integrated oven, four ring hob with extractor hood over. There is also space for a fridge/freezer, plumbing for a washing machine. Electric radiator, ceiling light point internal door opening into the living room, double glazed window and front entrance door and stairs rising to the first floor landing.

#### **LIVING ROOM**

A well proportioned light and bright living room with a feature fireplace. There is an electric radiator, ceiling light point and double glazed French doors opening onto the private rear garden.

#### **FIRST FLOOR LANDING**

With a ceiling light point and a storage room.

#### **BEDROOM ONE**

A double bedroom with fitted wardrobes with inset hanging rails and shelving. There is also an electric radiator, ceiling light point and a double glazed window to the front elevation.

#### **STORAGE ROOM**

A handy upstairs store room with a ceiling light point.

#### **BATHROOM**

A modern bathroom with a three piece suite comprising a panelled bath with wall mounted shower over, wash hand basin with chrome taps and a Low flush WC. There is also an obscure double glazed window to the rear elevation.

#### **OUTSIDE**

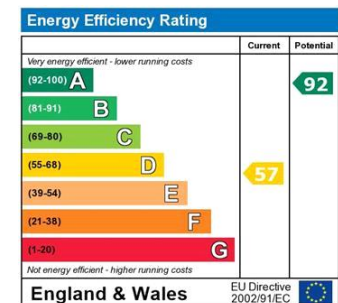
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#### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Lettings Team on our office number 0115 968 0268.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
 JMS Sales & Lettings  
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

