



**84 Harcourt Street, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire NG17 8DD**

£130,000

Tel: 0115 9680268



- Substantial Rear Garden
- Well Presented Throughout
- Viewing Highly Recommended
- Two Double Bedrooms
- Quiet Residential Location
- Spacious Terraced House

This deceptively spacious, two double bedroom terraced house is absolutely perfect for first time buyers and we are certain it will not be available for long due to its impressive modern internal feel, truly spacious layout and placement on a particularly quiet part of Harcourt Street.

The accommodation comprises a modern and contemporary living room, second reception room to the rear which is again equally spacious and currently in use as a dining room and a modern kitchen. To the first floor landing there are two spacious double bedrooms and a large modern bathroom.

Externally, the property has an initial small and easily manageable frontage with low level brick wall and walk through gated entrance setting it further back from the quiet residential road. To the rear of the property there is a substantial and generous rear garden which again is mainly low maintenance being slabbed, pebbled and securely enclosed.

LIVING ROOM

w: 4.57m x l: 3.6m (w: 15' x l: 11' 10")

A spacious and beautifully presented living room with contemporary feature panelling. Radiator, ceiling lighting, stairs rising to the first floor landing and door opening into the:

REAR RECEPTION ROOM

w: 3.66m x l: 3.35m (w: 12' x l: 11')

A second spacious reception room, currently in use as a dining room with a radiator, ceiling lighting, double glazed window to the rear elevation and door opening into the kitchen.

KITCHEN

w: 3.35m x l: 1.83m (w: 11' x l: 6')

With a range of modern wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. There is space for an oven, four ring hob, space for a fridge/freezer and plumbing for a washing machine. There is also ceiling lighting and a double glazed window and door to the rear elevation.

FIRST FLOOR LANDING

With ceiling lighting.

BEDROOM ONE

w: 3.96m x l: 3.66m (w: 13' x l: 12')

A large double bedroom with panelled feature wall, internal storage space utilised as a wardrobe, radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.66m x l: 3.05m (w: 12' x l: 10')

A second spacious double bedroom with a radiator, wall lighting and a double glazed window to the rear elevation.

BATHROOM

w: 3.35m x l: 1.83m (w: 11' x l: 6')

A well appointed large bathroom with a three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling lighting, majority tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property has an initial small and easily manageable frontage with low level brick wall and walk through gated entrance setting it further back from the quiet residential road. To the rear of the property there is a substantial and generous rear garden which again is mainly low maintenance being slabbed, pebbled and securely enclosed.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

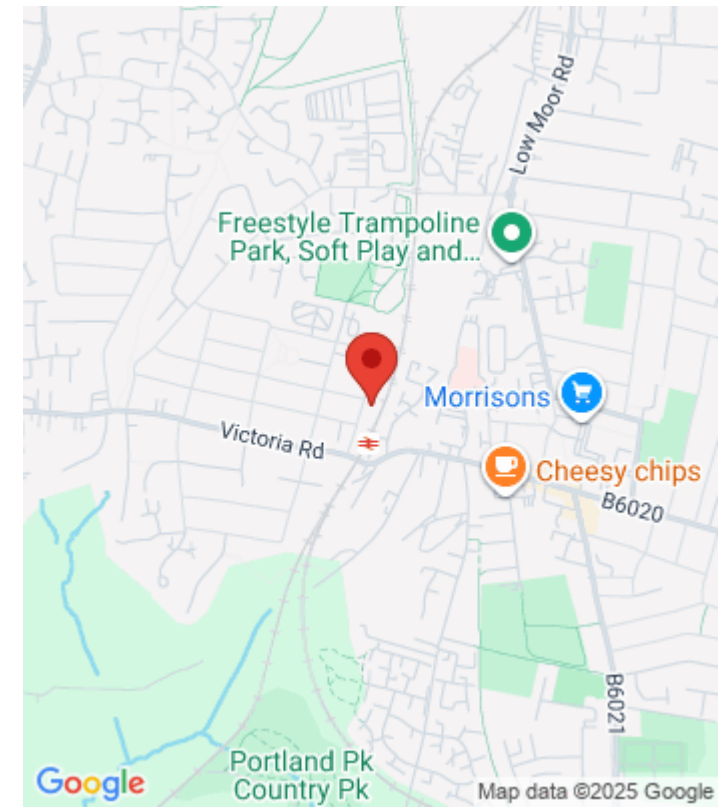
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











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

