



56 MILTON STREET KIRKBY-IN-ASHFIELD

£800 Per

A large three bedroom terraced house recently recarpeted and redecorated situated within close distance of all Kirkby-in-Ashfield's local schools and amenities.

To the entrance is the first reception room (3.7M x 3.77M) has a decorative fireplace which leads to a further second reception (3.7M x 3.75M) which could be used as a dining room includes under stairs storage cupboard. At the rear of the property is a huge extended kitchen (5.73M x 2.05M) to include an oven/hob and fridge/freezer along side offering plenty of space for storage. The huge rear garden includes a patio area, turfed space and a shed/outhouse which is not maintained by the Landlord.

To the first floor is a double bedroom (3.7M x 3.77M), a further smaller double bedroom (2.74M x 3.75M) and a bathroom to include a shower over the bath, WC and sink. To the second floor is a spacious attic double bedroom (3.63M x 4.02M) with sloping ceiling on ceiling Velux window side.



- New carpet throughout
- Recently redecorated
- Spacious modern kitchen
- Double bedrooms throughout



- Two reception rooms
- Close to local schools
- Large rear garden
- On street parking available
- Council tax band = A
- Close to local schools
- Walking distance to local town centre





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: A

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/tenants are advised to recheck the measurements

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