

**Auction**

## 4 bed detached house to buy in

Glebe Street, Kirkby-in-Ashfield,  
Nottingham, Nottinghamshire, NG17 9HP

**£155,000** Starting Bid

 x4  x2  x2

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bathrooms
- ✓ Corner plot
- ✓ Lots of potential
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Lounge 3.72m (12' 2") x 5.15m (16' 11")

Kitchen 3.24m (10' 8") x 3.41m (11' 2")

Dining Room 2.81m (9' 3") x 3.34m (10' 11")

Shower room 1.58m (5' 2") x 1.67m (5' 6")

Bedroom one 3.71m (12' 2") x 3.05m (10' 0")

Bedroom two 2.79m (9' 2") x 3.96m (13' 0")

Bedroom three 3.11m (10' 2") x 3.72m (12' 2")

Bedroom four 3.23m (10' 7") x 4.00m (13' 1")

As per The Estate Agents Act 1979, we must advise any prospective purchaser that the seller of this property is a connected person to Keith Pattinson Limited.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Detached House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

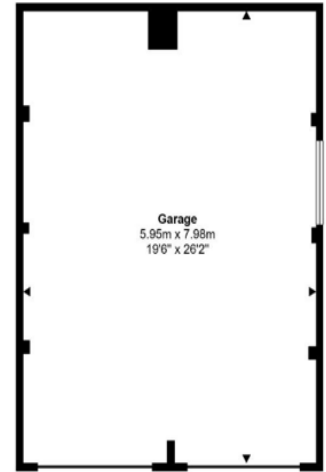
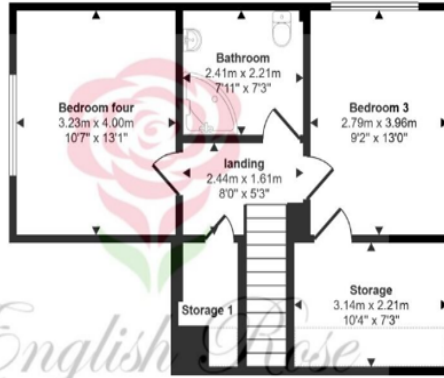
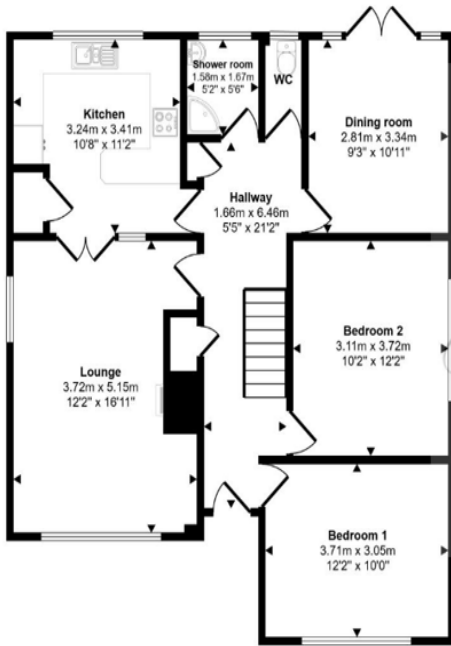
Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Approx Gross Internal Area  
178 sq m / 1919 sq ft



Ground Floor  
Approx 83 sq m / 889 sq ft

Garage  
Approx 47 sq m / 511 sq ft

Denotes head height below 1.5m

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>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	52	
(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

Glebe Street, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17 9HP

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

