

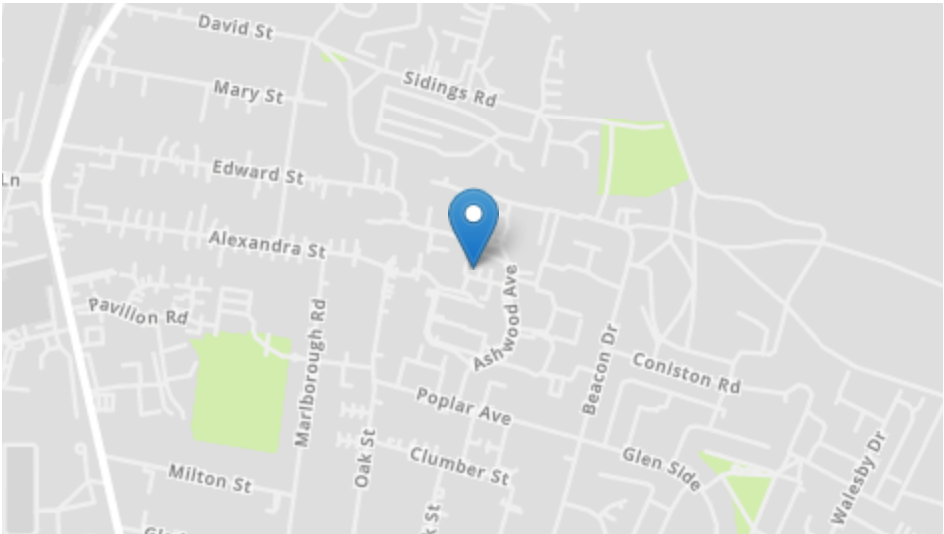
Blossom Court, Kirkby-in-Ashfield, NG17 7BL

£160,000



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

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29509232

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



- Semi Detached Home
- Two Double Bedrooms
- No Upward Chain
- Spacious Lounge
- Dining Kitchen
- Downstairs WC
- Three Piece Family Bathroom Suite
- Enclosed Low Maintenance Garden
- Off Road Parking To The Rear
- Ideal For First Time Buyer

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** NEW BEGINNINGS WILL BLOSSOM INTO LIFE AT BLOSSOM COURT! *** NO CHAIN ***

Perfect for first time buyers, buy to let investors or those looking to downsize, this very well presented and freshly decorated 2 bedroom semi detached home comprises internally of an entrance hallway, downstairs WC, fitted dining kitchen, lounge, 2 bedrooms, bathroom and outside a private rear garden and parking space to the rear. All in all this great home is ready to move into! Located in a private cul-de-sac and close to many amenities this property will appeal to a wide variety of buyers. For your viewing call our sales team today.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor, radiator, door to downstairs WC, lounge and dining kitchen.

Downstairs WC

WC, pedestal sink, vinyl flooring and radiator.

Lounge

4.41m x 3.21m (14' 6" x 10' 6") UPVC French doors to the rear garden, radiator and under stairs storage cupboard.

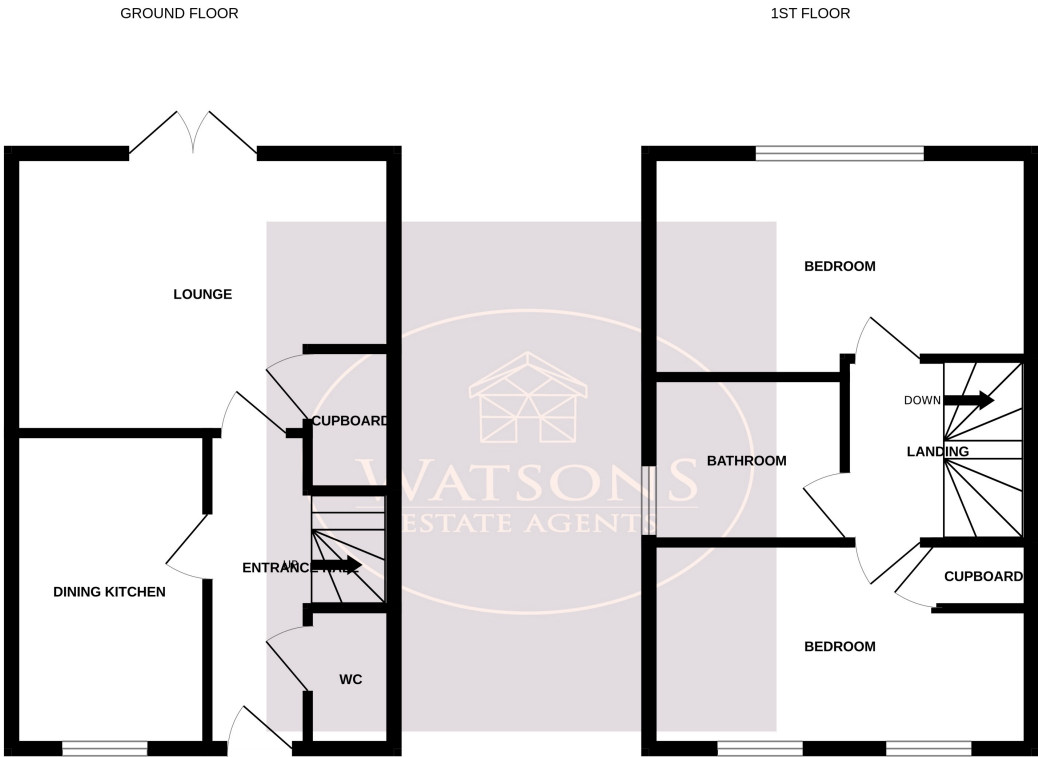
Dining Kitchen

3.48m x 2.36m (11' 5" x 7' 9") A range of wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor fan over, washing machine and wall mounted combination boiler. UPVC double glazed window to the front, radiator, partially tiled walls and vinyl flooring.

First Floor

First floor landing

Doors to both bedrooms and bathroom and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

4.45m x 2.35m (14' 7" x 7' 9") Two uPVC double glazed windows to the front, storage cupboard and radiator.

Bedroom 2

4.43m x 2.62m (14' 6" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with electric shower over. Partially tiled walls, vinyl flooring, obscured uPVC double glazed window to the side.

Outside

To the front of the property are flower bed borders with a range of plants and shrubbery and stone stairs leading down to a timber gate giving access to the rear garden. The rear garden features a patio seating area with a patio path travelling to rear of the garden, giving access to a timber gate and there is a turfed lawn palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen, it is around 15 years old and was last serviced in September 2025. The parking for the property is allocated and is located to the rear.