



**Derby Road
Kirkby-in-Ashfield
Nottingham
NG17 9BD**

Offers in Excess of £271,000

bettermove

Derby Road Nottingham

Bettermove are proud to present this 3 bedroom detached house in Kirkby-in-Ashfield available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Kirkby-in-Ashfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kirkby-in-Ashfield Train Station, the M1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

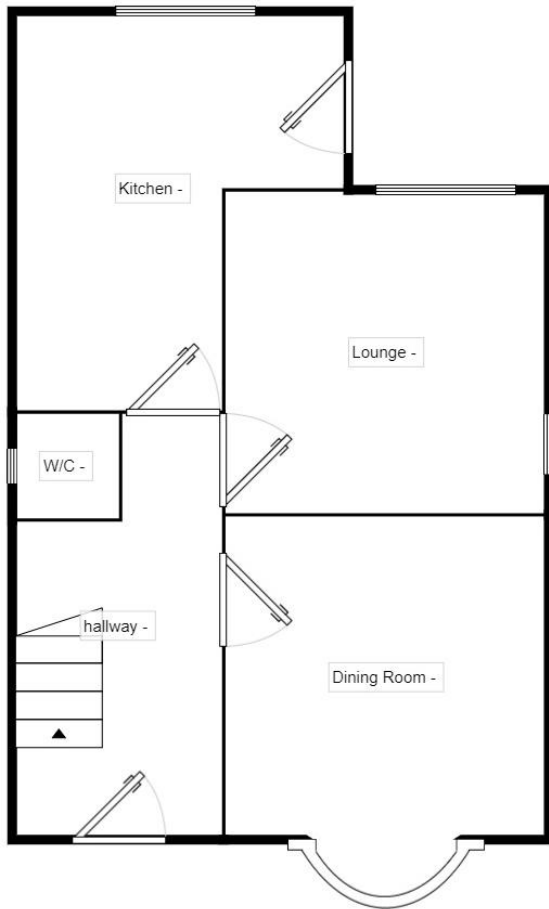
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

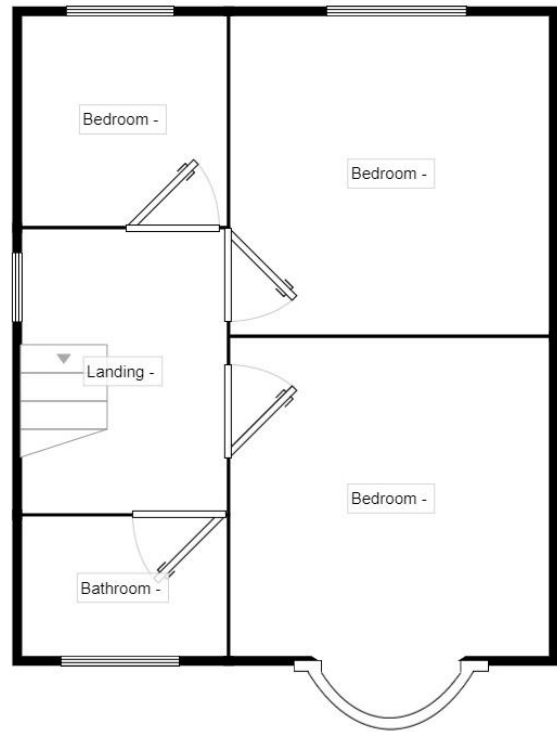
The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor
Floor Size: 34.8 m², 374.7 ft²



First Floor
Floor Size: 29.7 m², 319.7 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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