

Offers Over £90,000

Mayfield Street, Kirkby-In-Ashfield,
Nottingham,

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FOR SALE

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VERTU

Welcome to BuckleyBrown, where every home
is carefully presented, so you can explore
with clarity and confidence.

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"A fantastic renovation opportunity offering three bedrooms and plenty of scope to create something completely new. An ideal project for investors or buyers looking to add value and put their own stamp on a property."

- Jon, Director



OUTSTANDING RENOVATION PROJECT

A property that will appeal to buyers with a clear vision and a willingness to get stuck into a project.

The three-bedroom layout provides a solid starting point, with plenty of opportunity to rethink, modernise and improve the space. Particularly suited to investors, landlords or buyers looking for a rewarding renovation project.



THE FINER DETAILS

The ground floor offers an open-plan reception area, providing a versatile starting point for the new owner to create a comfortable living and entertaining space.

To the rear is a kitchen alongside a useful downstairs shower room, offering the essential layout for a full renovation and modernisation.

The first floor provides two well-proportioned bedrooms, while a further staircase leads to the second floor where you'll find a large Attic Room, giving the property a straightforward three-bedroom arrangement with plenty of scope to reconfigure and personalise.

Outside, a small pathway leads up to the front door, while the rear boasts an expansive, well-maintained lawn. The generous garden provides a fantastic outdoor space and further potential for landscaping, seating and entertaining areas.





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LIFE IN KIRKBY IN ASHFIELD

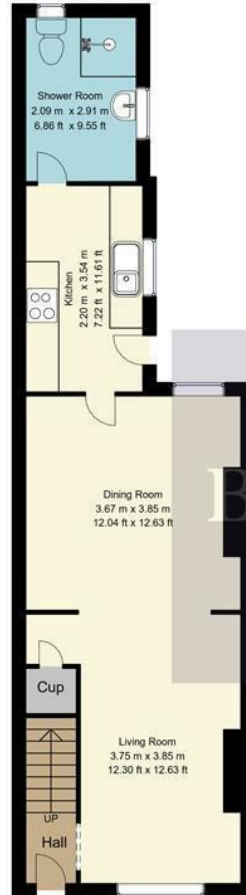
Kirkby-in-Ashfield offers a friendly community atmosphere with plenty of everyday amenities close by.

There are local shops, supermarkets, cafés, pubs, schools and leisure facilities, while nearby parks and open spaces provide plenty of opportunities for walking and enjoying the outdoors. Its convenient mix of facilities and residential neighbourhoods makes it a popular choice for families, couples and first-time buyers.

The town is also well positioned for travelling further afield, with Mansfield and Sutton-in-Ashfield both nearby and Nottingham within easy reach. Good road and public transport links make commuting straightforward, while the surrounding Nottinghamshire countryside offers plenty to explore at weekends. It's a practical location for those wanting a balance of affordability, convenience and accessibility.



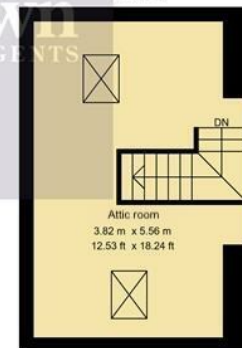
Ground Floor
50sq.m/541.30sq.ft
Approx



First Floor
34sq.m/363.19sq.ft
Approx



RIR
23sq.m/251.35sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Key Features

Mid-terrace renovation project with two bedrooms plus flexible attic room space

Open plan ground floor layout

Expansive rear lawn

No chain opportunity

Excellent investment and development potential

Size approximately 1,155 sq.ft

EPC Rating C

Council tax band A

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