



£120,000

BELLAMY DRIVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8SL

BuckleyBrown
ESTATE AGENTS

A GREAT INVESTMENT!!..Introducing this brilliant two bedroom duplex apartment property offering spacious accommodation and a blank canvas to create your perfect new home. Whilst also benefiting from being closely situated to local amenities, schools and useful transport links. This is a must view property that you don't want to miss!

This property comprises of great opportunity and versatile space to make your own. The kitchen is complete with a range of attractive cabinets and wall units, ample space to practice your culinary skills! Moving through to the lounge you will find a spacious room, making this a great space to relax or host get togethers with family and friends. To complete this floor you will also find a handy downstairs WC. Let's take a look upstairs...

This apartment also hosts two well proportioned bedrooms offering great versatility to add your own stamp. To complete the accommodation, there is a three-piece bathroom suite. Outside you will also find an allocated parking space to allow for off road parking. Don't miss out, call now to arrange a viewing!





Hall

With access to;

Lounge 13'1" x 11'8"

With window to front elevation.

Kitchen 15'0" x 8'9"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Landing

With access to;

Bedroom One 15'1" x 9'11"

With windows to front elevation.

Bedroom Two 9'0" x 8'10"

With window to rear elevation.

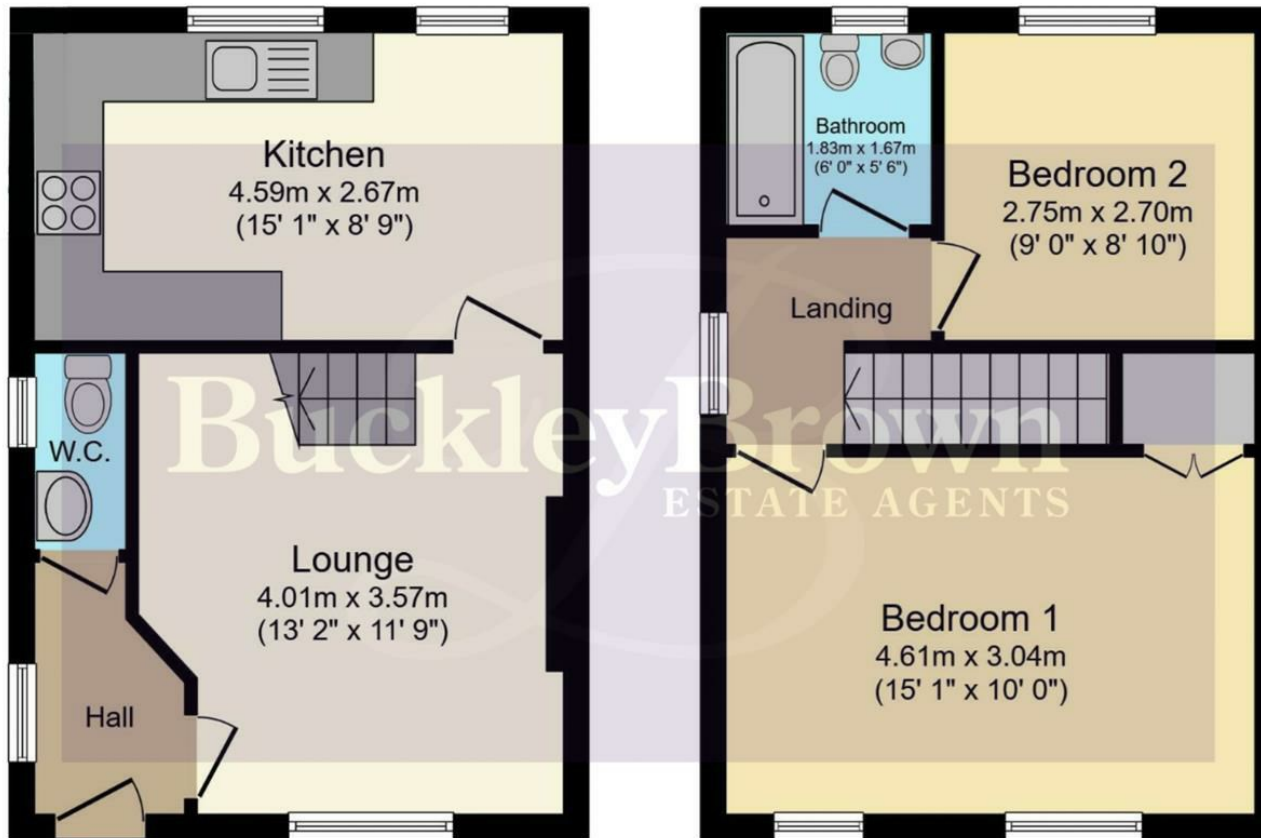
Bathroom 6'0" x 5'5"

Including a three-piece suite. With window to front elevation.

Outside

With allocated parking space to the rear of the property.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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