



Guide Price £225,000

77 DIAMOND AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7LP

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £225,000 - £250,000 ** EXPECT THE UNEXPECTED!..** Unique investment opportunity for a HMO rental property. This five bedroomed semi detached residence is something very special in our eyes! Set in sought after area of Kirby in Ashfield with local shops and amenities, ideal lay out and an impressive five bedrooms all with their own en suites, if this sounds like its the one for your then keep reading...

Upon entry, you will be presented with a simple yet effective layout. This residence hosts an impressive two ground floor bedrooms with en suites! but first up you'll walk through the hallway into the newly fitted communal kitchen/dining room with a range of modern cabinetry and units with work surfaces over, an integrated oven and space for additional appliances and also room a table and chairs! The ground floor bedrooms are both a cosy carpeted space with ample space to add your own stamp and both with access to a three piece en suite. Finishing the ground floor there is a handy storage space with access into the rear garden. The layout of the ground floor creates connivance and a functional design.

Let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to three well-proportioned bedrooms with space for furnishings each with their own modern three piece en suites.

Heading outside, you will be approached with the rear garden including a lawn and patio! the front offers a walled private front garden area with off street parking. Call now to book a viewing!!





Hallway
Entrance hall with access too;

Kitchen/Dining Room 12'10" x 13'5"
Newly fitted kitchen with matching cabinets and work tops above, integrated appliances and space for more, tiled flooring and splash back. Space for dining furniture and patio doors to the rear.

Bedroom Four 12'5" x 13'6"
Carpeted flooring with central heating radiators, ample room for your desired furniture and a window to the front elevation. Access to its own en suite.

En Suite 1.77 x 2.11
Three piece suite with hand wash basin, low flush WC, and shower.

Bedroom Five 8'0" x 15'1"
Carpeted flooring with central heating

radiators, ample room for your desired furniture. Access to its own en suite.

En Suite 3'2" x 8'0"
Three piece suite with hand wash basin, low flush WC and shower.

Storage 5'7" x 8'2"
with ample storage.

Landing
Carpeted flooring with access to all first floor rooms.

Bedroom One 12'5" x 13'6"
Carpeted flooring with central heating radiators, ample room for your desired furniture and a window to the front elevation. Access to its own en suite.

En Suite 5'9" x 6'11"
Three piece suite with hand wash basin, low flush WC, and shower.



Bedroom Two 10'7" x 12'11"
Carpeted bedroom with central heating radiator and space for your desired bedroom furniture.

En Suite 5'11" x 7'9"
Three piece suite with low flush WC, hand wash basin and shower.

Bedroom Three 8'0" x 15'2"
Carpeted flooring with central heating radiators, ample room for your desired furniture. Access to its own en suite. Window to the side elevation.

En Suite 3'2" x 8'0"
Three piece suite with low flush WC, hand wash basin and shower.

Outside
Private laid to lawn spacious garden at the rear with a paved patio area. Walled front garden and off street parking.



Ground Floor
62sq.m/670.68sq.ft
Approx.



First Floor
57sq.m/617.82sq.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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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