

Lot 85

31 Diamond Avenue, Kirkby-In-Ashfield,  
Nottingham, NG17 7GN

6 Week  
Completion



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

#### Location:

The property is situated on Diamond Avenue between its junctions with School Street and Precinct Road. Public transport links include Kirkby-in-Ashfield mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A608 and B6021. Shopping amenities can be found locally within Kirkby-in-Ashfield town centre with an extensive range of shops, bars and restaurants being found in Nottingham city centre. Recreational pursuits can be found locally at the open spaces of Kingsway Park, Portland Park Country Park, and Nuncargate Recreation Ground.

#### Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Three bedrooms, shower room/WC, landing

Ground floor: Reception room, dining room, kitchen, shower room/WC, entrance hallway

Outside: Rear garden



#### Gross Internal Area:

Approximately 78.8 sq m (848 sq ft)

#### EPC rating: D

#### Council Tax Band: A

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

