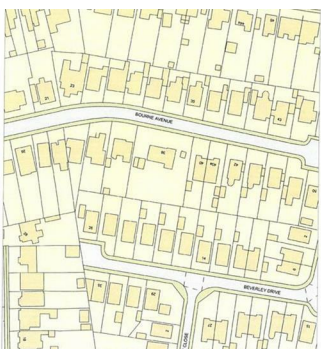


**38 Bourne Avenue,
Kirkby-In-Ashfield, Nottinghamshire NG17 7FD**

- PLANNING GRANTED FOR THE DEMOLITION OF THE EXISTING PROPERTY (DETACHED BUNGALOW) AND CONSTRUCTION OF THREE NEW BUILDS
- SHOULD YOU WISH TO RETAIN THE BUNGALOW, THEN THIS IS RIPE FOR A PROGRAM OF MODERNISATION
- WE ESTIMATE THE NEW PROPERTIES COULD BE WORTH BETWEEN £325,000-£350,000 EACH

Offers Over £385,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

