



Diamond Avenue, Kirkby-In-Ashfield Nottingham NG17 7LR

welcome to

Diamond Avenue, Kirkby-In-Ashfield Nottingham

- FOUR BEDROOMS
- STUDY
- AN ABUNDANCE OF STORAGE ROOM
- BAY FRONTED LOUNGE
- SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£260,000

Porch Entrance Hallway Lounge

15' 5" max x 12' 5" max (4.70m max x 3.78m max)

Dining Room

13' max x 13' max (3.96m max x 3.96m max)

Kitchen

16' 10" max x 10' max (5.13m max x 3.05m max)

Outside Store Room

7' 10" max x 6' 2" max (2.39m max x 1.88m max)

Wc

Bedroom Two

12' 2" max x 10' 4" max (3.71m max x 3.15m max)

En Suite Shower Room

Bedroom Three

9' 11" max x 8' 9" max (3.02m max x 2.67m max)

Bedroom Four

10' max x 9' 1" max (3.05m max x 2.77m max)

Family Bathroom

Study

8' 11" max x 5' 4" max (2.72m max x 1.63m max)

Bedroom One

12' 9" max x 14' 9" max (3.89m max x 4.50m max)

En Suite Shower Room

Storage

16' 5" max x 5' 11" max (5.00m max x 1.80m max)

Agents Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks,



view this property online williamhbrown.co.uk/Property/KBY109394



Property Ref:

KBY109394 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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