

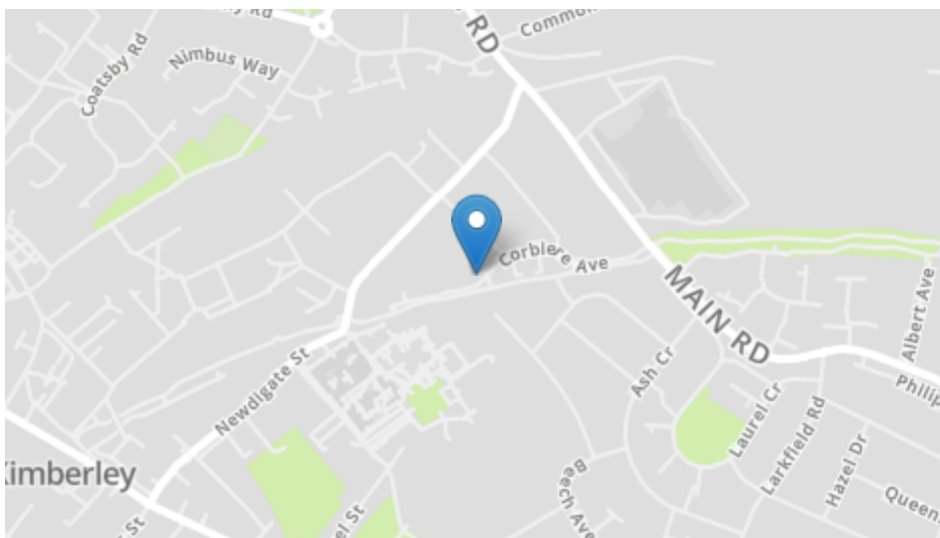
Corbiere Avenue, Watnall, NG16 1JR

Guide Price £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern Town House
- 2 DOUBLE Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Open Plan Lounge Diner
- Private Rear Garden
- 2 Allocated Parking Spaces
- Favours School Catchment

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 17939641

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** A LITTLE MORE THAN MEETS THE EYE *** This modern town house in Watnall would make an excellent choice for buyers looking for their first home as well as those looking to downsize. The accommodation comprises of entrance hall, downstairs WC, kitchen & lounge with French doors to the rear garden. On the first floor the landing leads to the bathroom & two double bedrooms, one of which has an en suite shower room. Outside the rear garden is predominantly lawned and there are two allocated parking spaces to the rear. The property is situated in a pleasant cul-de-sac amongst similar properties & is within walking distance to Kimberley Town Centre & The Kimberley School. To book your viewing appointment, call Watsons on 01159385577, 8am - 8pm, 7 days.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, radiator, doors to the WC & lounge.

Downstairs WC

WC, pedestal sink unit, radiator & extractor fan.

Lounge Diner

5.05m x 3.6m (16' 7" x 11' 10") Stairs to the first floor, 2 radiators, door to kitchen & uPVC double glazed French doors to the rear garden.

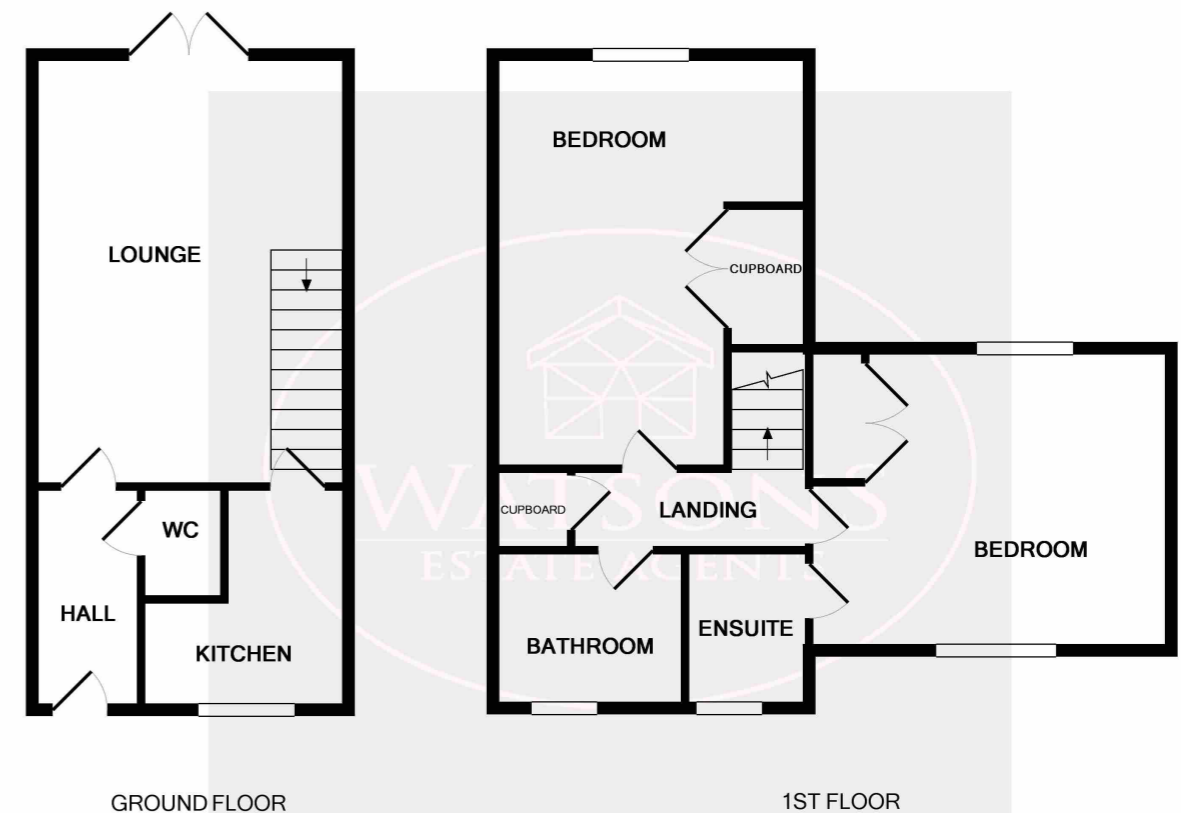
Kitchen

2.57m x 2.46m (8' 5" x 8' 1") Matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with filter hood. Wood effect laminate flooring, ceiling spotlights, plumbing for washing machine & lead lined uPVC double glazed window to the front.

First Floor

Landing

Storage cupboard housing the Worcester Bosch combination boiler, access to the attic, doors to bedrooms & bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Primary Bedroom

3.96m x 3.51m (13' 0" x 11' 6") Lead lined uPVC double glazed window to the front & rear, fitted double wardrobe, radiator & door to the en suite.

En Suite

WC, pedestal sink unit & shower cubicle with mains shower. Lead lined obscured uPVC double glazed window to the front, extractor fan, radiator.

Bedroom 2

4.17m x 2.66m (13' 8" x 8' 9") Lead lined uPVC double glazed window to the front, fitted double wardrobe, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath. Extractor fan, radiator & lead lined obscured uPVC double glazed window to the front.

Outside

The rear garden is predominantly lawned, offers a good level of privacy and is enclosed by timber fencing with gated side access. There are two allocated parking spaces situated in a courtyard adjacent to the property.