

York Avenue, Jacksdale, NG16 5LA

£130,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Terraced House
- Open Plan Dining Lounge
- Fitted Kitchen
- 2 Double Bedrooms
- 3 Piece Bathroom Suite
- Enclosed Low Maintenance Garden
- Great Transport Links
- Good Road Links

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 - 29033112

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





\*\*\* GREAT FIRST TIME BUY OR INVESTMENT! \*\*\* NO UPWARD CHAIN  
\*\*\* This charming 2 bedroom terrace home is the perfect property to start out your home owning journey or to use as a great buy to let investment! The property is located in the popular village of Jacksdale and boasts generous rooms and a private garden to the rear. Call Watsons now to book your viewing!

Ground Floor

Dining Lounge

8.25m x 3.49m (27' 1" x 11' 5") UPVC entrance door, two radiators, space for gas fire, uPVC double glazed window to the front and rear and stairs to first floor.

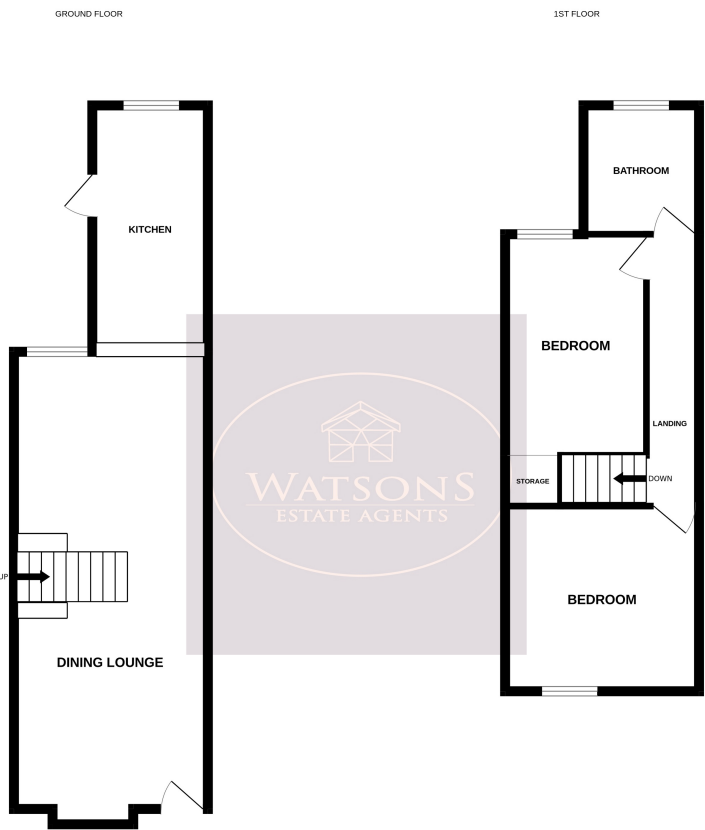
Kitchen

4.63m x 2.07m (15' 2" x 6' 9") A range of matching wall & base units with worksurfaces and incorporating an inset sink & drainer unit. Space for gas cooker and fridge freezer, UPVC double glazed window to the rear and side, and doors to rear garden.

First Floor

Landing

Doors to bedrooms and bathrooms and access via ladder to fully boarded loft with radiator and uPVC Velux windows.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix 62025

Bedroom 1

3.5m x 3.43m (11' 6" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

3.79m x 2.63m (12' 5" x 8' 8") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink, panel bath with mains fed shower over. Radiator, combination boiler, tiled walls and vinyl flooring.

Outside

The front of the property features a brick enclosed paved path to the entrance door. The rear garden features a paved seating area, turfed lawn enclosed by timber fencing and timber shed to the rear.