

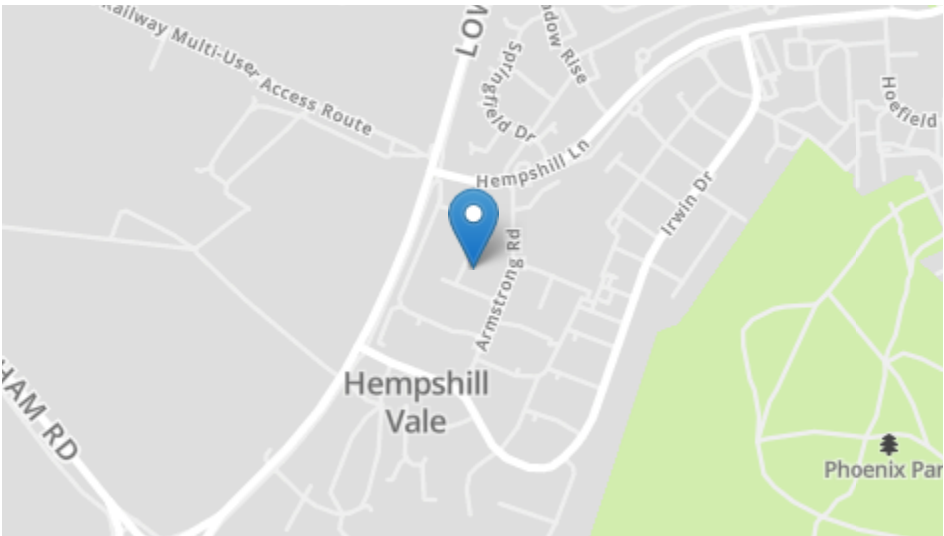
Stafford Court, NG6 7AZ

£210,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 29699767

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.



- Semi Detached Bungalow
- 1 DOUBLE Bedroom
- 2 Reception Rooms
- Dining Kitchen
- Garden Room
- Off Road Parking & Garage
- Cul De Sac Location
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

Our Seller says....

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

0115 938 5577
8am-8pm - 7days



*** DOWNSIZE WITHOUT THE COMPROMISE *** Brought to the market with no upward chain, is this spacious and well presented bungalow on the popular 'Hempshill Vale' estate. Features include two reception rooms, a garden room, a generous double bedroom, off road parking, and a detached garage. Briefly comprising; entrance hallway, kitchen, lounge, dining room, garden room, inner hallway, bathroom, and bedroom. Outside, to the front is a driveway providing off road parking and access to the garage, and to the rear is a privately enclosed garden. Located on the Hempshill Vale estate, the property lies within easy reach of Nottingham city centre, along with excellent transport links with the M1 close by. The nearby towns of Bulwell and Kimberley cater for all day to day needs, along with favoured schools. Contact Watsons to arrange a viewing.

Entrance Hall

UPVC double glazed entrance door to the front, 2 uPVC double glazed windows to the sides, radiator, radiator, door to the lounge and open to the kitchen.

Kitchen

3.39m x 2.64m (11' 1" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, tiled flooring. UPVC double glazed window to the side.

Lounge

4.99m x 3.67m (16' 4" x 12' 0") UPVC double glazed bay window to the front, feature fire place with inset space for fire and radiator. Open to the dining room.

Dining Room

4.66m x 2.83m (15' 3" x 9' 3") Radiator and French doors to the garden room and inner hall. Door to the cupboard.

Garden Room

2.72m x 2.15m (8' 11" x 7' 1") Brick & uPVC double glazed construction and radiator. French doors to the rear garden.

Inner Hall

Airing cupboard housing the combination boiler, access to the attic and doors to the bedroom and bathroom.

Bedroom 1

4.92m x 3.19m (16' 2" x 10' 6") UPVC double glazed window to the rear and radiator.

Bathroom

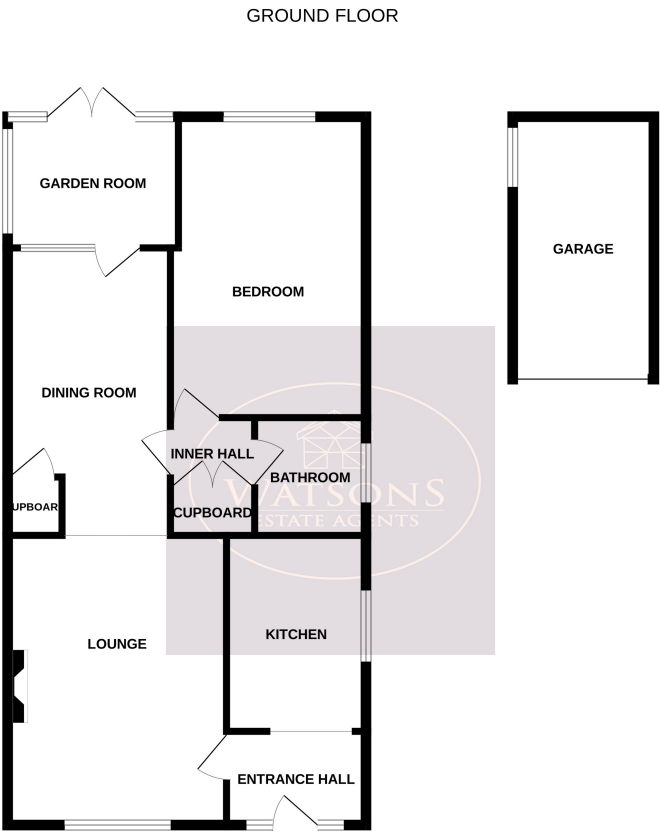
3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the side.

Outside

The front of the property are decorative paved & gravel borders with flower bed borders with a range of plants & shrubs. A concrete driveway provides ample off road parking, with further secure parking behind wrought gates leading to the detached garage with up & over door and power. The rear garden comprises a paved patio, raised brick flower bed borders with a range of plants & shrubs. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.

Agent Note

The seller has informed us of the following information: the boiler is located in the cupboard in the inner hall and is 4 years old. It was last serviced in 2025.



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 Metropex ©2025