

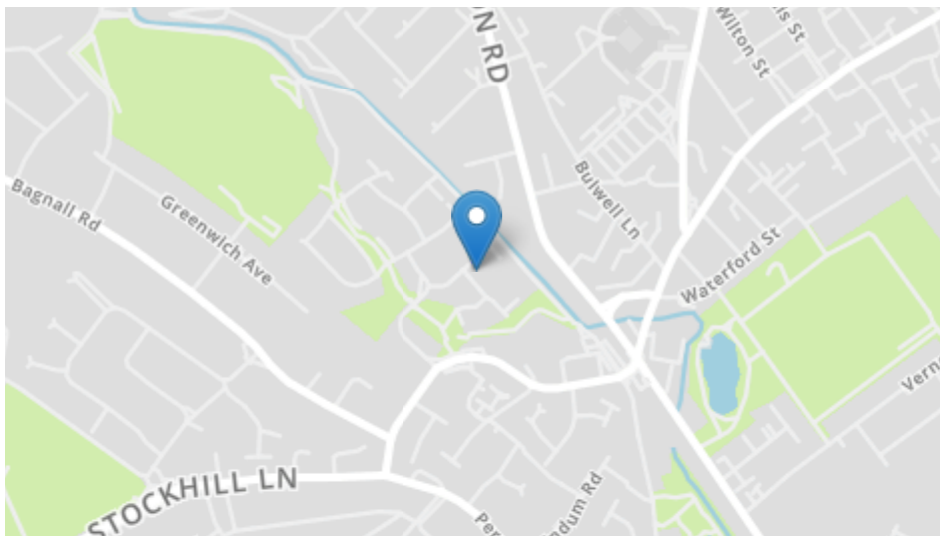
Swallow Close, Nottingham, NG6 0NF

Guide Price £230,000



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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 - 28514112

- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Conservatory
- Driveway & Garage
- Excellent Road & Public Transport Links Including Tram
- Walking Distance To Amenities
- Ease of Access to Nottingham City Centre

Our Seller says....

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  
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\*\*\* GUIDE PRICE £230,000 - £240,000 \*\*\* \*\*\*'SOAR' INTO YOUR NEW HOME\*\*\* Located in a popular residential area of Old Basford, a well presented three bedroom semi-detached home, offering excellent road links and commuter routes to the city. Benefiting from a driveway, garage, conservatory and downstairs WC. Briefly comprising; entrance hallway, downstairs WC, lounge, kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, driveway and garage to the front, and a private garden to the rear. The property is tucked away off from the main road. Old Basford offers superb transport links to the city, with bus, tram and roads all nearby. There are also a number of shops and amenities close by. Contact Watsons to arrange a viewing.

### Ground Floor

#### Porch

Brick & uPVC double glazed construction, door to the entrance hall.

#### Entrance Hall

Stairs to the first floor, radiator, under stairs storage and doors to the WC and lounge.

#### WC

Obscured uPVC double glazed window to the front, WC, pedestal sink unit and chrome heated towel rail.

#### Lounge

4.68m x 4.56m (15' 4" x 15' 0") UPVC double glazed window to the front, radiator and door to the dining kitchen.

#### Dining Kitchen

4.68m x 3.23m (15' 4" x 10' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, breakfast bar, chrome heated towel rail, wall mounted combination boiler. Door to the conservatory.

#### Conservatory

4.4m x 2.93m (14' 5" x 9' 7") Brick & uPVC double glazed construction and door to the rear garden.



TOTAL FLOOR AREA: 925 sq. ft. (85.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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 Metreplan 10004

### First Floor

#### Landing

UPVC double glazed window to the side, 2 cupboards, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

#### Bedroom 1

4.65m x 2.53m (15' 3" x 8' 4") UPVC double glazed window to the rear, fitted wardrobe and radiator.

#### Bedroom 2

3.67m x 2.62m (12' 0" x 8' 7") UPVC double glazed window to the front and radiator.

#### Bedroom 3

3.02m x 2.08m (9' 11" x 6' 10") UPVC double glazed window to the rear and radiator.

#### Bathroom

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

#### Outside

To the front of the property is a turfed lawn. A tarmac driveway provides off road parking and leads to the detached garage with up & over door and power. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.