

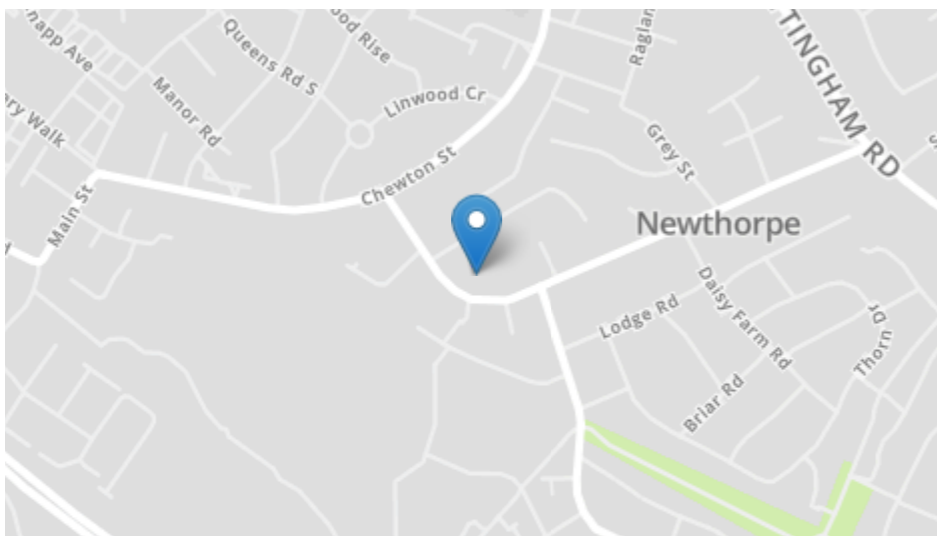
Newthorpe Common, Newthorpe, NG16 2EN

Guide Price £160,000



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want to view?

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Ref - 26468644

- Semi Detached House
- 2 Double Bedrooms
- 2 Reception Rooms
- Newly Fitted Bathroom
- Walking Distance To Amenities
- Short Walk To Eastwood Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home

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.



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*** GUIDE PRICE £160,000 - £170,000 *** JUST UNPACK & SIT BACK! *** All the hard work has been done in this Victorian semi detached home leaving you to just unpack, sit back and enjoy your new home. The property in brief comprises to the ground floor; lounge, dining room and fitted kitchen, to the first floor the landing giving access to two double in size bedrooms and a newly fitted four piece bathroom suite. To the outside a front and enclosed rear garden with block paved patio area with feature cast iron fireplace installed into brick wall boundary. The property is located within walking distance to the shops & amenities of Hilltop, plus a wider range of amenities & public transport links are available in Eastwood Town Centre, less than 1 mile away. Nearby Primary schools include Brookhill Leys & there are a number of play & recreational areas within walking distance, making this a great choice for buyers with young children & pets.

Ground Floor

Lounge

3.65m x 3.46m (12' 0" x 11' 4") UPVC double glazed window to the front, radiator, door to the stairs to the first floor and open to the dining room.

Dining Room

3.68m x 3.62m (12' 1" x 11' 11") UPVC double glazed window to the rear, under stairs storage cupboard and door to the kitchen.

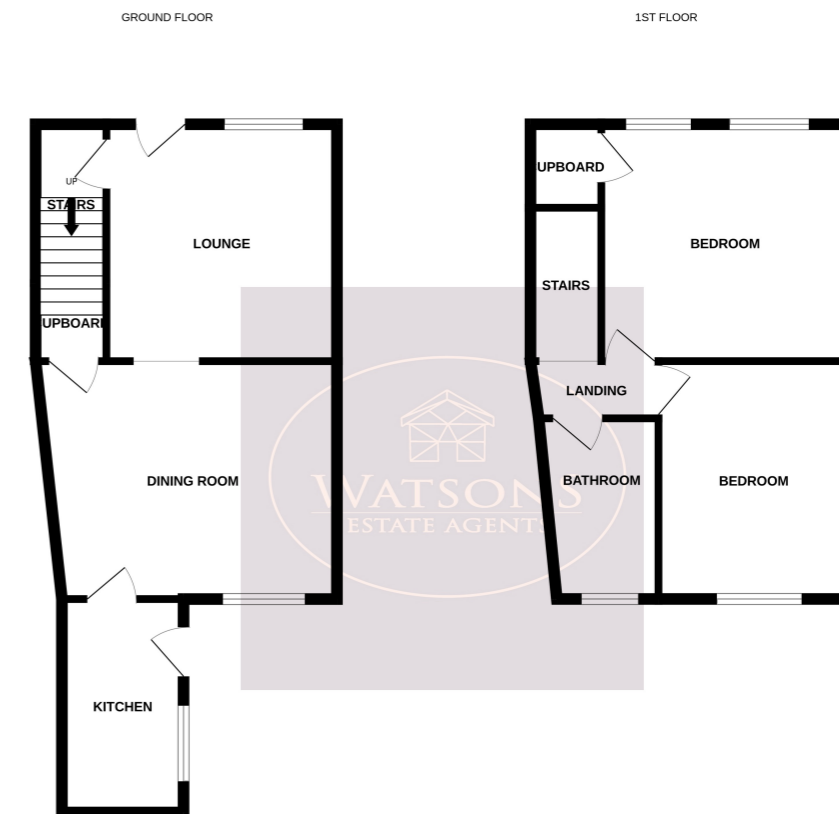
Kitchen

3.28m x 1.72m (10' 9" x 5' 8") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and fridge freezer. Plumbing for washing machine, tiled flooring, ceiling spotlights, radiator, uPVC double glazed window to the side and door to the side leading to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom.



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 mis-statement. This plan is for illustrative purposes only and should be used as such for 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 Metropac 02023

Bedroom 1

3.64m x 3.45m (11' 11" x 11' 4") 2 uPVC double glazed window to the front, small walk in closet, radiator and restored original wooden floorboards.

Bedroom 2

3.6m x 2.96m (11' 10" x 9' 9") UPVC double glazed window to the rear, storage cupboard housing the combination boiler and radiator.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

The front of the property is palisaded by brick wall and comprises a bricked paved patio, turfed lawn and flower bed borders. The rear garden offers a good level of privacy and comprises a block paved patio area with feature cast iron fireplace installed into brick wall boundary. Steps up to a turfed lawn, flower bed borders with a range of plants & shrubs and metal shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.