

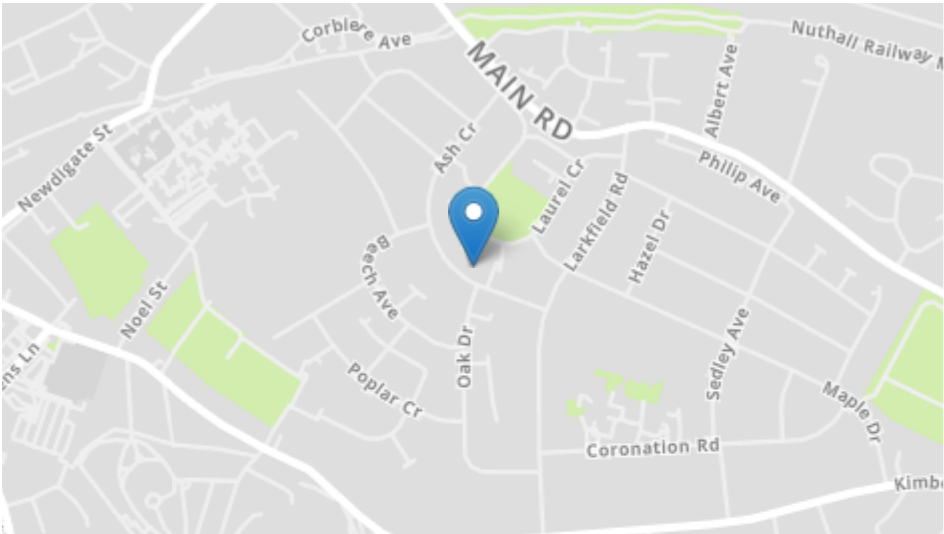
Ash Crescent, Nuthall, NG16 1EY

Offers Over £170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Family Home
- 2 Bedrooms & Attic Room
- Ground & First Floor Shower Rooms
- Conservatory
- Low Maintenance Rear Garden
- Off Road Parking
- Popular Residential Location
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- No Upward Chain

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 - 29373359

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



*** ATTENTION! *** ATTENTION! *** Are you a first time buyer with a limited budget, but really wanting a good location and off street parking? This 2 bed semi detached home in Nuthall could be for you. It comes with NO UPWARD CHAIN and is ready to move in to. The accommodation comprises in brief: lounge, kitchen, downstairs wet room and a bedroom which could easily be used as a study to the ground floor. There is also a generous conservatory to the rear running off the lounge. Upstairs, you will find a further double bedroom and bathroom. Outside, a driveway to the front provides off street parking for 2 cars, whilst the modest rear currently has storage sheds and requires very little maintenance. This favoured location in Nuthall has easy access to a range of amenities and transport links, so will also appeal to savvy investors. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side, tiled flooring and doors to the kitchen, bedroom 2/study and shower room.

Bedroom 2/Study

4.5m x 2.19m (14' 9" x 7' 2") UPVC double glazed window to the front, sliding door wardrobe, wood effect laminate flooring and vertical radiator.

Shower Room

Obscured uPVC double glazed window to the front, WC, sink unit and shower cubicle. Radiator.

Kitchen

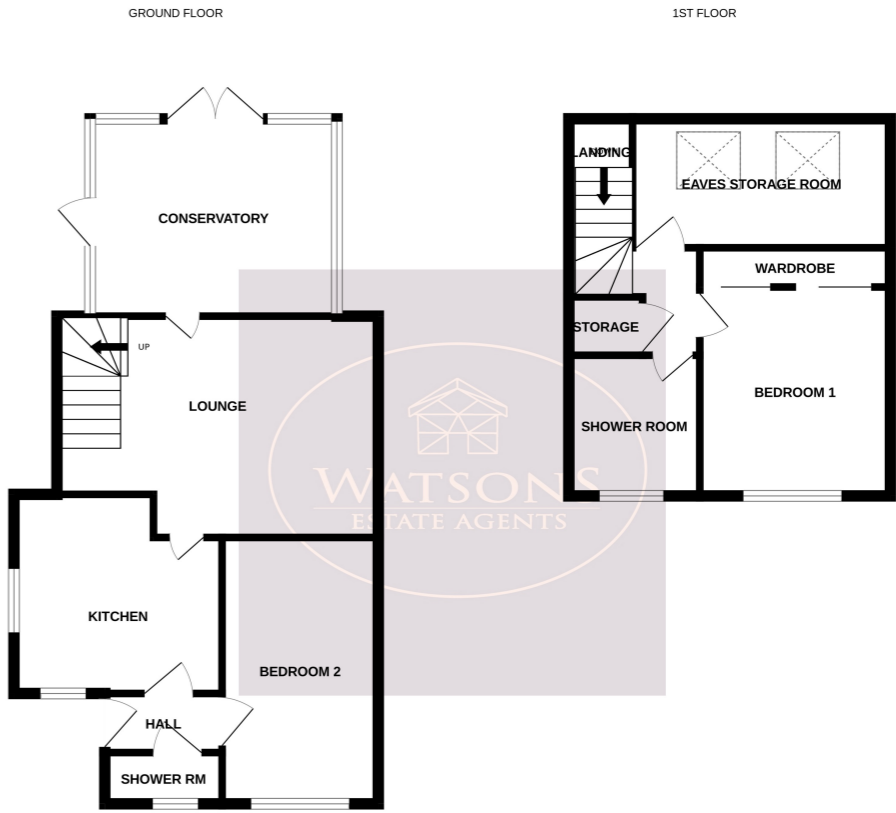
3.16m x 3.03m (10' 4" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink. Plumbing for washing machine, space for cooker, radiator, uPVC double glazed windows to the side & front and door to the lounge.

Lounge

5.06m x 3.31m (16' 7" x 10' 10") Bracket for wall mounted TV, vertical radiator, multi fuel burner, stairs to the first floor, Japanese Bamboo flooring and sliding patio doors to the conservatory.

Conservatory

3.4m x 3.25m (11' 2" x 10' 8") Brick & uPVC double glazed construction, Japanese Bamboo flooring, glass roof and French doors to the rear garden.



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency can be given.
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First Floor

Landing

Airing cupboard housing the hot water water tank, open to the storage area, access to the attic room. Doors to bedroom 1 and shower room.

Bedroom 1

3.3m x 3.0m (10' 10" x 9' 10") UPVC double glazed window to the front, fitted wall to wall fitted sliding door wardrobes and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Chrome heated towel rail, obscured uPVC double glazed window to the rear and extractor fan.

Attic Space

4.06m x 2.04m (13' 4" x 6' 8") 2 velux windows and exposed floor boards.

Outside

To the front of the property is a block paved driveway. The low maintenance rear garden comprises an artificial lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.