

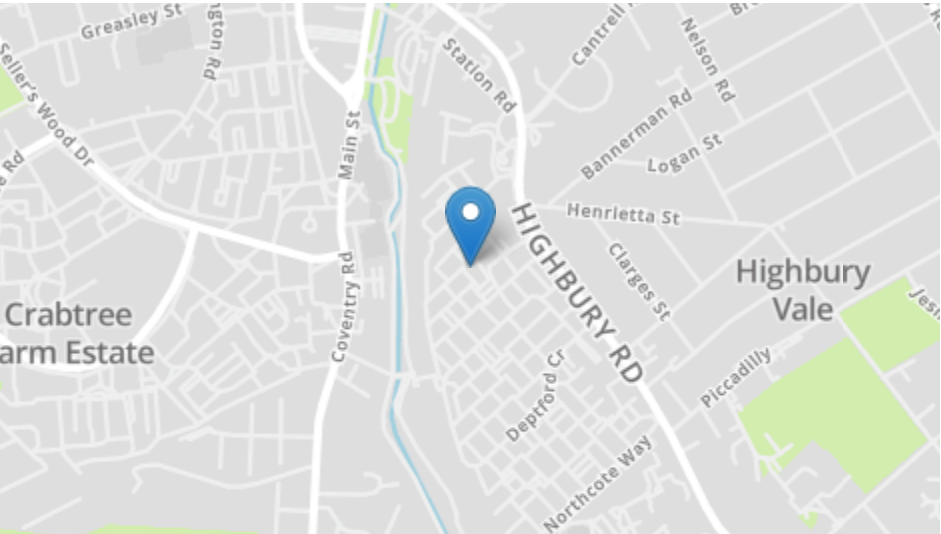
Highbury Walk, NG6 9AT

Offers Over £170,000



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	76
EU Directive 2002/91/EC		



- Mid Terrace House
- 3 Bedrooms
- Modern Dining Kitchen
- Downstairs WC
- Cul De Sac Location
- South East Facing Rear Garden
- Walking Distance To Bulwell Town Centre
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to Nottingham City Centre

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 - 29217803

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



*** COME AND SAY 'HIGH' TO YOUR NEW HOME *** Located in the popular Highbury Vale area of Bulwell, close to tram links and the town centre, is this spacious three bedroom town house. Features include a generous dining kitchen and lounge, downstairs WC, and a south-east facing rear garden. Briefly comprising; storm porch, entrance hallway, downstairs WC, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, a private, south-east facing rear garden. Convenience is the key theme at this property. Located in close proximity to superb transport links including tram, train and bus links. The town centre of Bulwell is close by which caters for all day to day amenities. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the WC, storage cupboard, lounge and dining kitchen.

WC

Obscured uPVC double glazed window to the front, WC and vanity sink unit.

Lounge

4.9m x 3.65m (16' 1" x 12' 0") UPVC double glazed window to the front, radiator, wood effect laminate flooring and French doors to the dining kitchen.

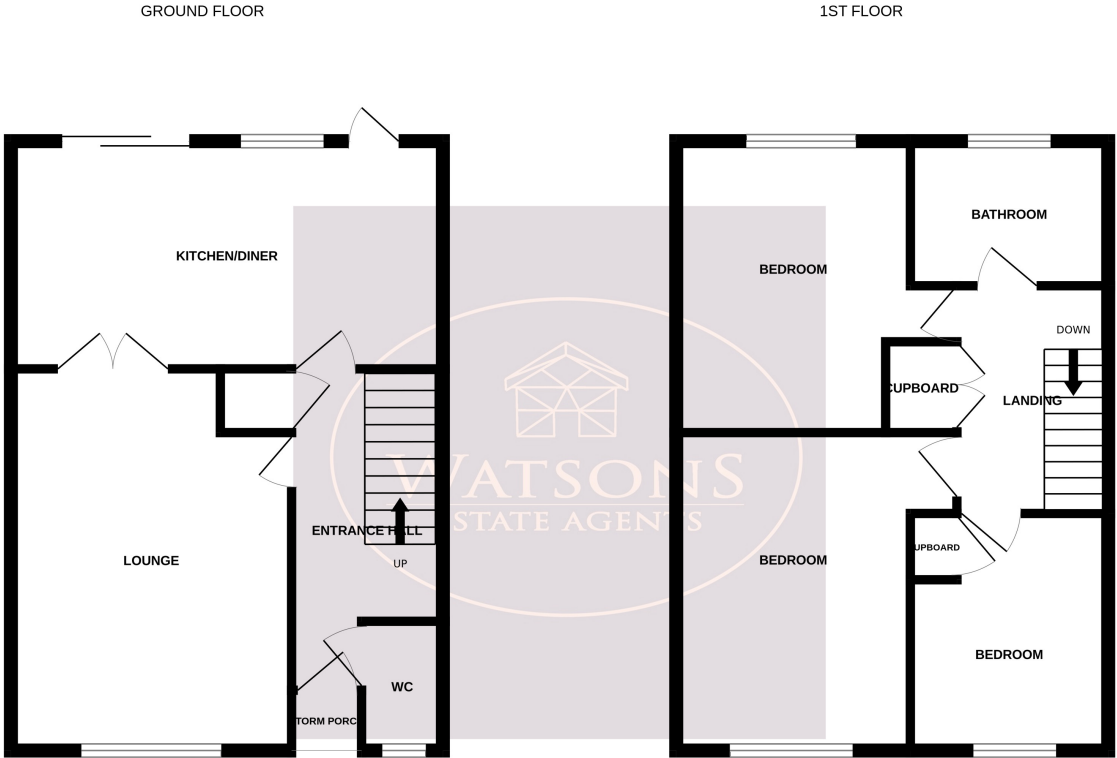
Dining Kitchen

5.46m x 2.77m (17' 11" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset one & a quarter bowl sink & drainer unit. Space for Range style cooker with extractor over. Integrated fridge freezer and washing machine. Wood effect laminate flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear, door to the rear garden and sliding patio doors to the rear garden.

First Floor

Landing

Airing cupboard, access to the attic and doors to all 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 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.
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Bedroom 1

3.64m x 3.04m (11' 11" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.96m x 2.86m (13' 0" x 9' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.36m x 2.45m (11' 0" x 8' 0") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

Outside

To the front of the property is an artificial lawn. The South East facing rear garden comprises a concrete patio seating area, rockery borders with gravel beds, external tap and is enclosed by wall & timber fencing to the perimeter with gated access to the rear.

AGENTS NOTE

The seller has provided us with the following information: The boiler is located in the outhouse and is approximately 8 years old.