

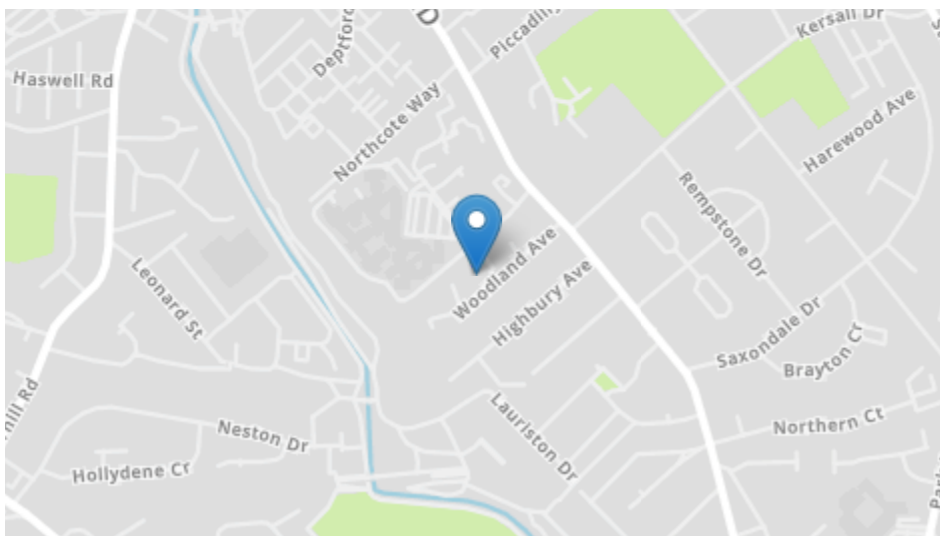
Woodland Avenue, Nottingham, NG6 9BY

£150,000



Woodland Avenue, Nottingham, NG6 9BY

£150,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 Double Bedrooms
- Dining Kitchen
- Driveway & Garage
- Rear Garden
- Popular Residential Location
- Close to Bulwell Town Centre
- Ideal First Home or Investment

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 - 19159398

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



\*\*\* IDEAL LOCATION \*\*\* Situated on a popular modern housing development, this 2 bedroom semi detached is tucked away in a quiet cul de sac and would make an ideal first home. Features include a dining kitchen, rear garden & detached garage. The accommodation comprises in brief; entrance hall, lounge and dining kitchen with patio doors opening on to the rear garden. On the first floor, the landing leads to the 2 bedrooms and bathroom which is fitted with a 3 piece suite. Outside, the well maintained garden to the rear will appeal to buyers with both children and pets and there is a driveway and detached garage parking to the front. We're confident this would make a wonderful home for a range of buyers including first timers, down-sizers and investors. The property sits amongst similar properties in an area popular with families. Woodland Avenue is just half a mile from Bulwell Town Centre which offers a wide range of shops, public services and amenities. Nearby transport links are excellent with both tram and bus stops just a few minutes walk away with routes to various destinations including Nottingham & Hucknall. Nearby key roads include the A610 which leads to Junction 26 of the M1 motorway. Call our team for more information or to book your viewing.

## Ground Floor

### Entrance Hall

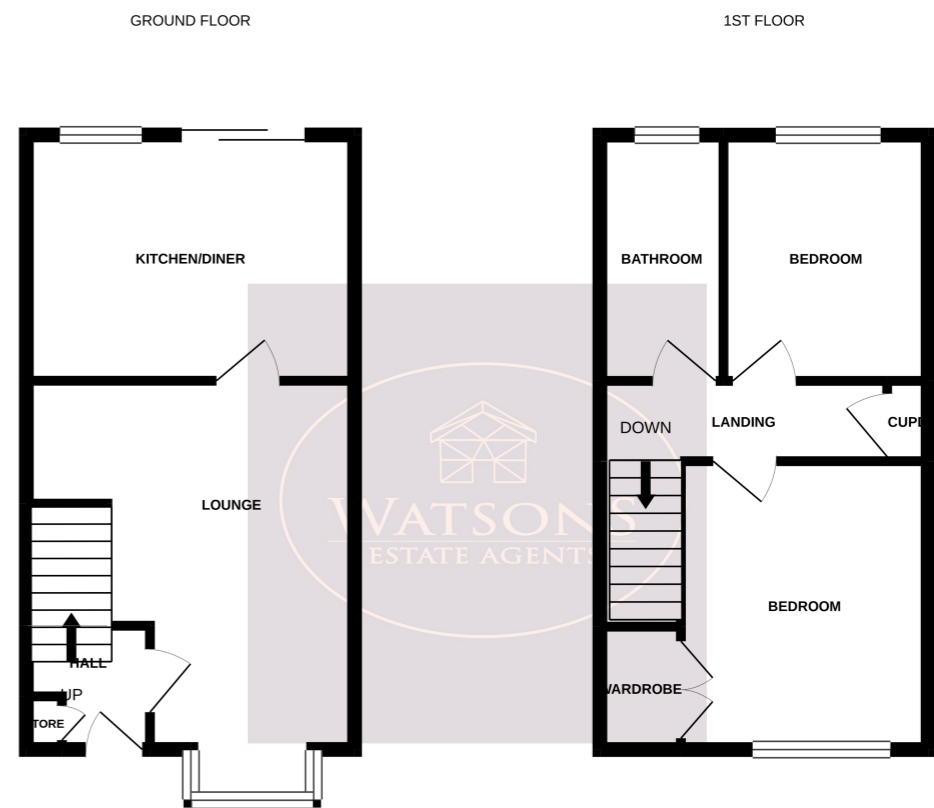
UPVC double glazed entrance door, storage cupboard housing the utility meters, wood effect laminate flooring, stairs to the first floor and door to the lounge.

### Lounge

5.18m x 3.04m (3.91m max) (17' 0" x 10' 0") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

2.75m x 2.68m (9' 0" x 8' 10") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with filter hood over. Plumbing for washing machine, electric heater, wood effect laminate flooring, uPVC double glazed window to the rear and sliding patio doors to the rear garden.



## First Floor

### Landing

Access to the attic (partly boarded), airing cupboard housing the hot water tank and doors to both bedrooms and bathroom.

### Bedroom 1

4.16m x 2.97m (13' 8" x 9' 9") UPVC double glazed window to the front and built in wardrobe.

### Bedroom 2

2.75m x 2.36m (9' 0" x 7' 9") UPVC double glazed window to the rear.

### Bathroom

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

### Outside

To the front of the property is a tarmac driveway with parking for 2 cars leading to the detached garage with up & over door and power. To rear of the property is a paved patio with a fixed canopy, lawn with flower bed borders, a range of plants & shrubs, external tap and timber shed. The garden is enclosed by timber fencing with gated access to the side.