

Station Road, Awsworth, NG16 2RF

£210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		65
(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	



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 - 29732929

- Semi Detached Family Home
- 2 Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- Rear Garden
- Ease of Access to A610 & M1
- Fully Renovated
- Ideal First Home
- Popular Village Location

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** LIVE THE VILLAGE LIFE *** A great starter home! This spacious two bedroom semi-detached property in the popular village of Awsworth. Features include a generous rear garden, generous lounge, modern dining kitchen and a driveway. Briefly comprising to the ground floor, an entrance hall, lounge, modern fitted dining kitchen. To the first floor 2 bedrooms and recently fitted 3 piece family bathroom. Outside a driveway provides off road parking and to the rear is a generous garden. Located in Awsworth, nearby amenities include the Giltbrook retail park, schools, shops, and excellent road and commuter links. Contact Watsons to arrange a viewing.

First Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and door to the lounge.

Lounge

4.66m x 3.91m (15' 3" x 12' 10") UPVC double glazed bay window to the front and radiator. Door to the dining kitchen.

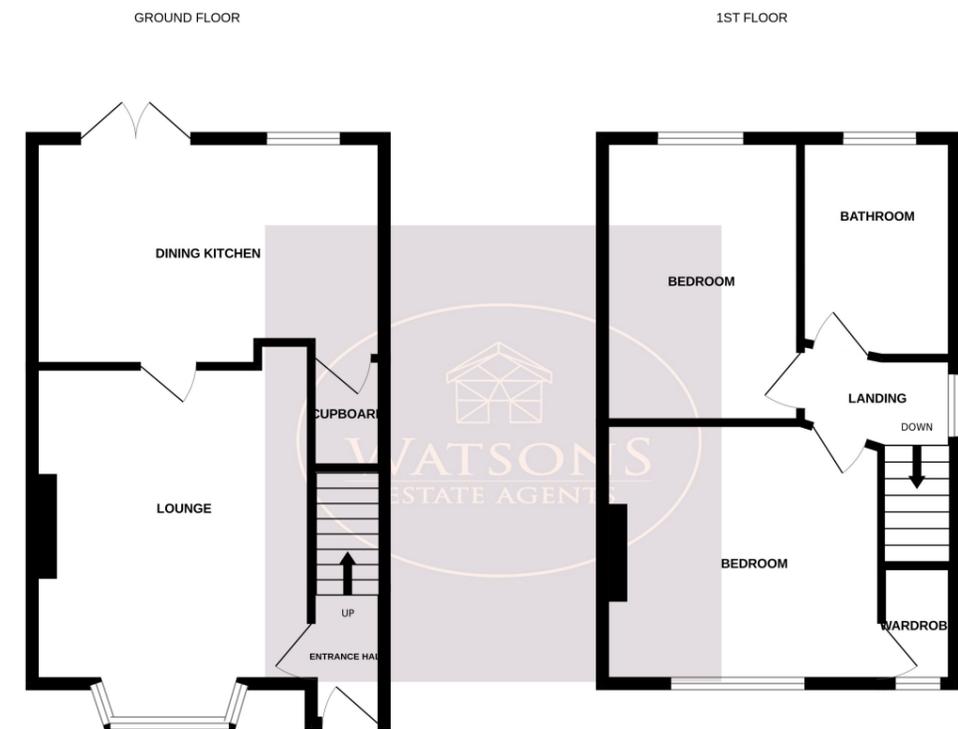
Dining Kitchen

4.81m x 3.18m (15' 9" x 10' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over, fridge freezer and washing machine. Wood effect laminate flooring, radiator, ceiling spotlights, wall mounted combination boiler. UPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side and 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 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

3.84m x 3.5m (12' 7" x 11' 6") UPVC double glazed window to the front, walk in wardrobe and radiator.

Bedroom 2

3.25m x 2.79m (10' 8" x 9' 2") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a turfed lawn. Running alongside the property a paved and gravel driveway provides ample off road parking. The rear garden comprises a concrete seating area, steps down to a further paved patio seating area and generous lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.