

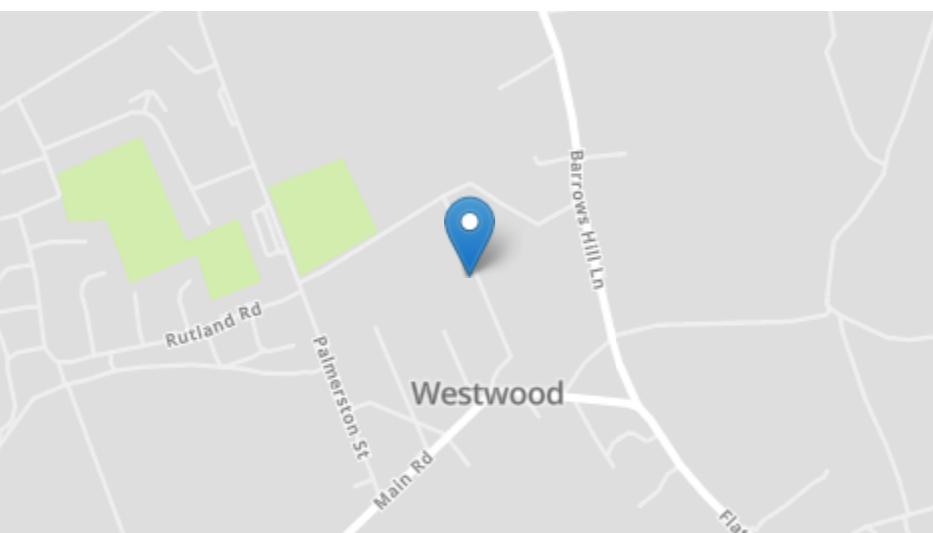
New Westwood, Westwood, NG16 5JD

Guide Price £140,000



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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 - 29922394

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



- Mid Terrace Home
- Two Double Bedrooms
- Light & Airy Lounge
- Spacious Dining Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Enclosed Low Maintenance Rear Garden
- No Upward Chain
- Great Road & Public Transport Links
- Ideal For First Time Buyers

Our Seller says....



***GUIDE PRICE £140,000 - £150,000 *** LIVE THE COUNTRY LIFE *** This IMMACULATELY presented terrace home is perfectly designed for first time buyers or those looking to downsize without compromise. Located in the picturesque village of Westwood, this is a great opportunity to become enraptured by not only this home, but the "best of both" lifestyles it provides. Accommodation in brief comprises; lounge, SPACIOUS refitted dining kitchen and conservatory. To the first floor are two DOUBLE bedrooms with the second enjoying countryside views, and modern refitted three-piece bathroom. To the rear, a surprisingly sizeable yet, low maintenance garden provides the perfect spot for those that are green fingered or like to entertain during the summer months. Bursting with character and charm, this property is really not one to be missed. To truly appreciate everything on offer both inside and out, call our team today to book your viewing! 0115 938 5577 (Option 2)

Ground Floor

Lounge

3.66m x 3m (12' 0" x 9' 10") UPVC double glazed window to the front, laminate wood flooring, radiator and door to the dining kitchen.

Dining Kitchen

4.01m x 3.67m (13' 2" x 12' 0") A range of wall and base units with work surfaces incorporating an inset sink & drainer unit. Integrated appliances including double electric oven, electric hob with extractor over, fridge freezer and washing machine. Wall mounted combination boiler, storage cupboard, laminate wood flooring, door to the conservatory, uPVC double glazed window to the rear, radiator and bifolding doors to the stairs to first floor.

Conservatory

2.92m x 2.09m (9' 7" x 6' 10") UPVC French doors to the rear, ceiling spotlights and radiator.



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 sale and marketing purposes only and is not to be relied on by any prospective buyer. The dimensions and approximate areas given are not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C200.

First Floor

First Floor Landing

Doors to both bedrooms and bathroom, and walk in storage cupboard.

Bedroom 1

3.67m x 3.43m (12' 0" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

4.07m x 2.54m (13' 4" x 8' 4") UPVC double glazed window to the rear, storage cupboard giving access to the loft, and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under and panel bath. UPVC double glazed window to the rear, partially tiled walls and radiator.

Outside

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; there is shared alley way access to the rear garden. The gas boiler is located in the kitchen.