

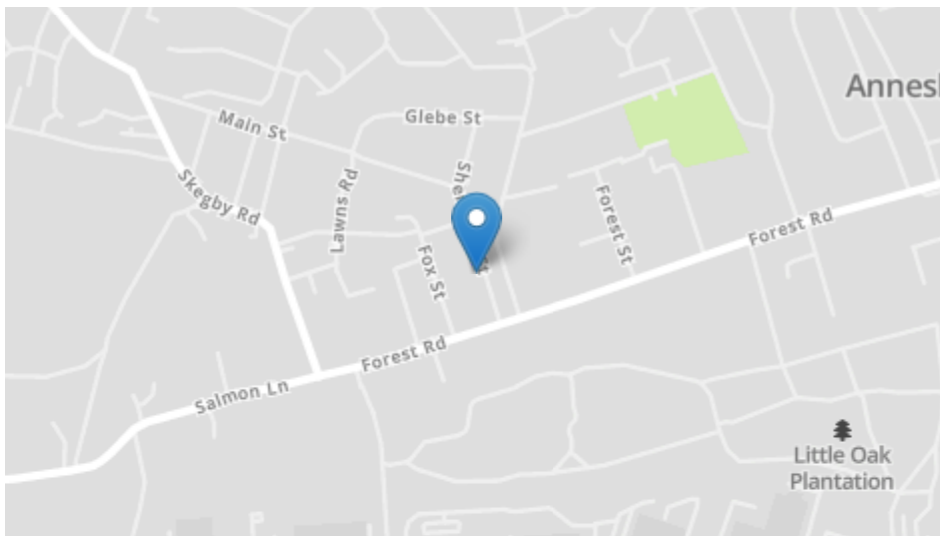
Sherwood Street, Kirkby-in-Ashfield, NG17 9HU

Offers Over £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		64
(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	



- Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Newly Fitted Bathroom
- Low Maintenance Rear Garden
- Beautifully Presented Throughout
- Walking Distance To Amenities
- Ideal First Buy or Family Home

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 - 27180988

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



*** MORE THAN MEETS THE EYE! *** Take a step inside this terrace home in Annesley Woodhouse and you can't fail to be impressed. Ideally suiting first time buyers looking for something special, the 2 reception rooms and 2 DOUBLE bedrooms offers good space which is well presented throughout. In brief, the accommodation comprises: lounge, dining room, kitchen, upstairs landing to the 2 DOUBLE bedrooms and bathroom. Outside, the low maintenance rear garden with timber build shed/workshop is enclosed by wall and timber fencing, whilst to the front there is on street parking available. This popular location is within walking distance of favoured primary school, park and convenience store, as well as having easy access to the M1 motorway. A wealth of further shops & amenities are just a short drive away in Kirkby In Ashfield. Call our sales team now to arrange a viewing - you won't be disappointed!

Ground Floor

Lounge

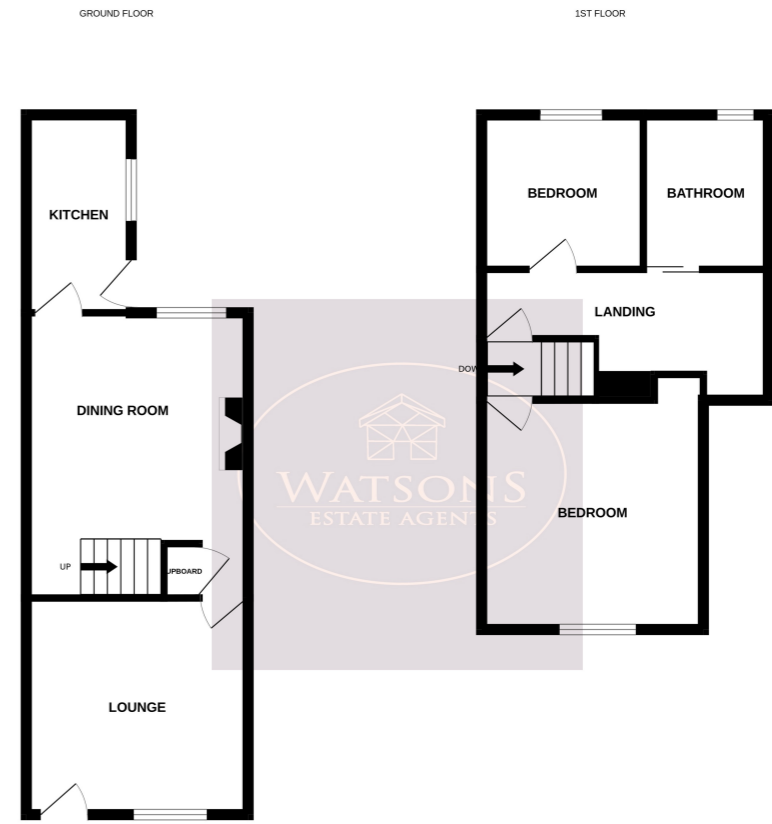
Feature wall panelling with access to the uPVC double glazed entrance door, uPVC double glazed window to the front, traditional radiator and door to the dining room.

Dining Room

3.81m (4.65m max) x 3.65m (12' 6" x 12' 0") UPVC double glazed window to the rear, Inglenook fireplace with inset space for log burner, stairs to the first floor, under stairs storage and door to the kitchen.

Kitchen

3.18m x 1.83m (10' 5" x 6' 0") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine. UPVC double glazed window to the side and door 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 as to their operability or efficiency can be given. Made with Metropix (2022)

First Floor

Landing

Radiator and doors to both bedrooms and bathroom.

Bedroom 1

3.9m x 3.6m (12' 10" x 11' 10") UPVC double glazed window to the rear, radiator and access to the attic (partly boarded with dropdown ladder) and housing the combination boiler.

Bedroom 2

2.53m x 2.51m (8' 4" x 8' 3") UPVC double glazed window to the front, ceiling spotlights and traditional radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

The low maintenance rear garden comprises a paved patio and timber built shed/workshop with power. The garden is enclosed by timber fencing to the perimeter.