

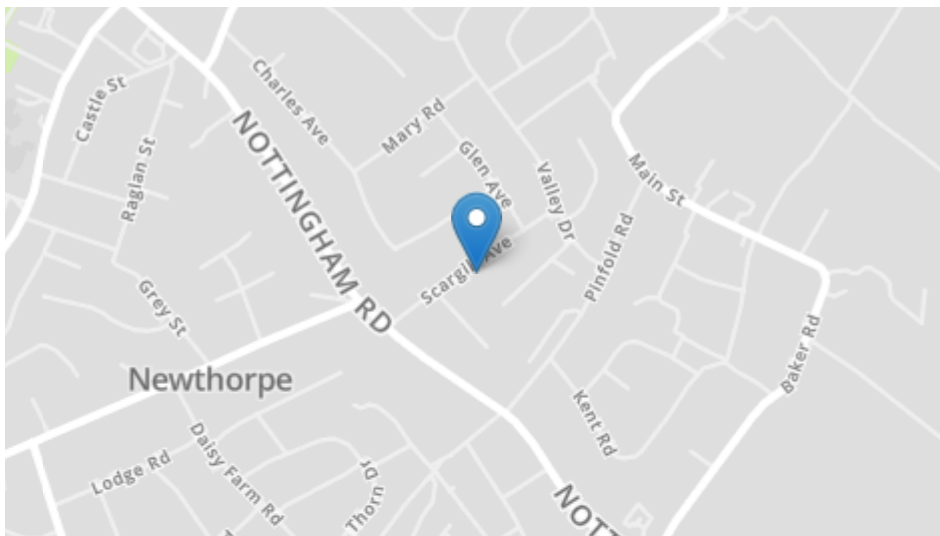
Scargill Avenue, Newthorpe, Nottingham, NG16 2DZ

£190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- In Need of Modernisation
- No Upward Chain

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 - 26960945

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



\*\*\* DO THE WORK, ADD THE VALUE! \*\*\* Standing impressively on this prime street in Newthorpe, this spacious 3 bed semi comes to the market with NO UPWARD CHAIN. The potential is enormous and with cosmetic improvements, it offers the opportunity to add significant value. In brief, the accommodation comprises: entrance hall, lounge, dining room, kitchen, upstairs landing to the 3 bedrooms (2 good doubles) and the family bathroom. Outside, the rear garden would be a good size for families to enjoy during the summer months without being too high maintenance. Nearby amenities include a wide range of shops, an OFSTED 'good' rated school within 1 mile, as well as a regular bus service. The M1 motorway is also only a short drive away. Call our sales team now to arrange a viewing.

## Ground Floor

### Storm Porch

Door to the entrance hall.

### Entrance Hall

Stairs to the first floor, under stairs storage, open to the kitchen and doors to the lounge & dining room.

### Lounge

3.92m x 3.38m (12' 10" x 11' 1") UPVC double glazed bay window to the front, radiator, feature fire place and open to the dining room.

### Dining Room

3.66m x 3.39m (12' 0" x 11' 1") 2 uPVC double glazed windows to the rear, radiator and French doors leading to the rear garden.

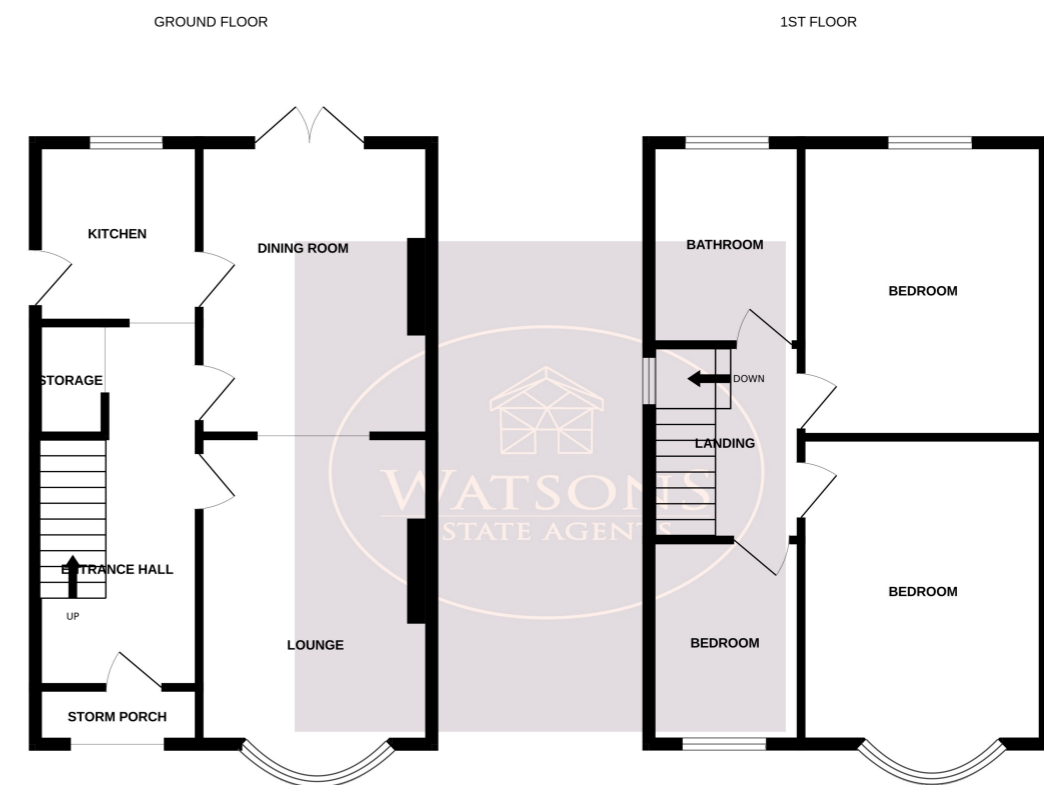
### Kitchen

2.19m x 1.84m (7' 2" x 6' 0") A range of matching wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Plumbing for washing machine, space for cooker, radiator and door to the side leading to the garden.

## First Floor

### Landing

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

4.03m x 3.38m (13' 3" x 11' 1") UPVC double glazed bay window to the front, fitted wardrobe and radiator.

### Bedroom 2

3.57m x 3.38m (11' 9" x 11' 1") UPVC double glazed window to the rear, fitted furniture and radiator.

### Bedroom 3

2.01m x 1.88m (6' 7" x 6' 2") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Radiator and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property are flower bed borders and a turfed lawn. A concrete driveway provides ample off road parking and leads to the garage with up & over door and power. The rear garden comprises a paved patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.