

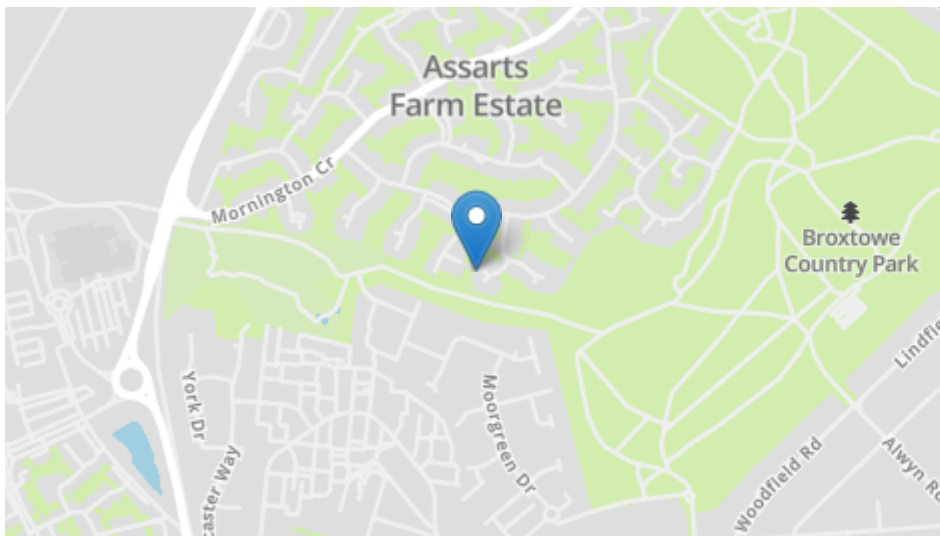
Aldwych Close, Nuthall, NG16 1QH

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	72	
(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	



- Semi Detached House
- 2 Bedrooms
- Conservatory
- Driveway & Garage
- Private Rear Garden
- Popular Cul-de-Sac Location
- Ease of Access To A610 & M1
- Ideal First Buy or Starter 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 - 26546638

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



***STEP ONTO THE PROPERTY LADDER *** This delightful semi detached house provides a fantastic opportunity for first time buyers to get into the sought after Mornington area of Nuthall. This quiet cul de sac is a particularly good position and this property will not hang around for long! The accommodation briefly comprises; modern breakfast kitchen, lounge and conservatory. To the first floor there are two bedrooms and a modern bathroom fitted with a white suite. Externally, to the rear there is a good size rear garden and to the front there is a driveway and garage. Mornington Estate is located in a residential area popular with families and provides easy access to key roads & transport links including the A610, Junction 26 of the M1 and Phoenix Park Tram Terminus. Nearby amenities include a family pub restaurant, convenience store and doctors surgery. For any individuals searching for their first home, this property ticks all of the boxes! For more information or to book your viewing, call our team today!

Ground Floor

Storm Porch

Composite entrance door to the breakfast kitchen.

Breakfast Kitchen

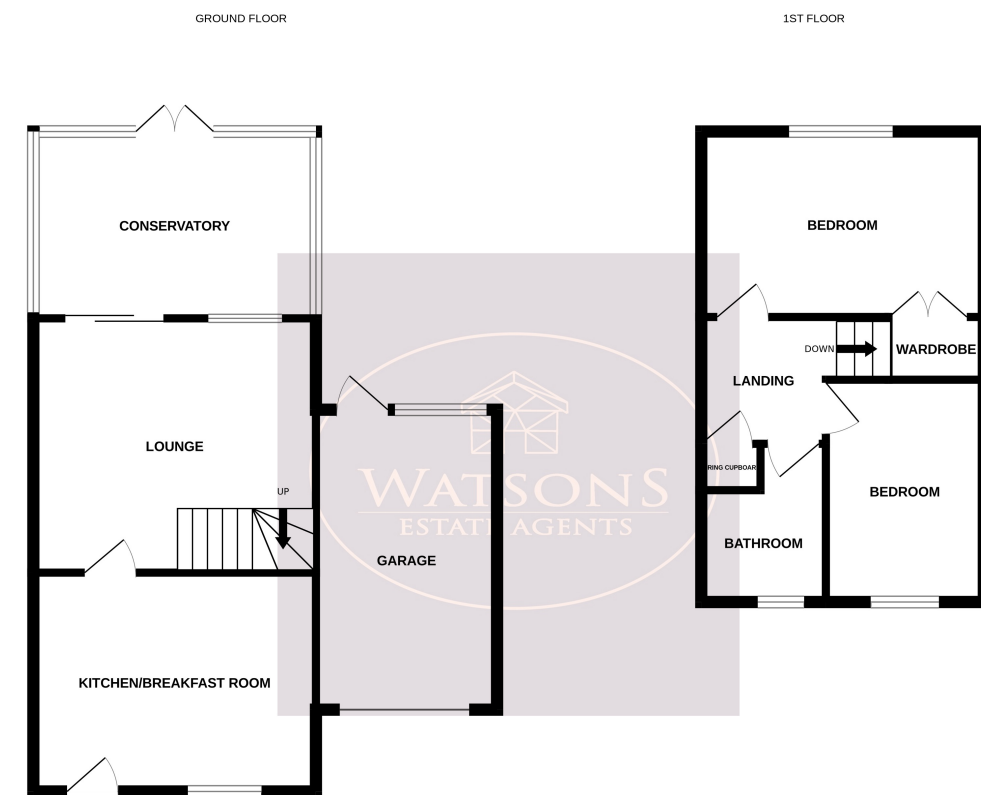
4.14m x 3.21m (13' 7" x 10' 6") A range of matching wall & base units, wooden work surfaces incorporating a ceramic sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine, breakfast bar, wood effect laminate flooring and radiator. UPVC double glazed window to the front and door to the lounge.

Lounge

4.16m x 3.73m (13' 8" x 12' 3") UPVC double glazed window to the rear overlooking the conservatory, radiator, wood effect laminate flooring, stairs to the first floor and sliding patio doors leading to the conservatory.

Conservatory

4.01m x 2.82m (13' 2" x 9' 3") Brick & uPVC double glazed construction, tiled flooring with under floor heating and French doors leading 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.
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First Floor

Landing

Storage cupboard housing the combination boiler, access to the attic and doors to both bedrooms and bathroom.

Bedroom 1

4.17m x 2.73m (13' 8" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.27m x 2.2m (10' 9" x 7' 3") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a brick paved and tarmac driveway providing ample off road parking leading to the single garage with up & over door, power, door to the rear and uPVC double glazed window to the rear. The rear garden offers a good level of privacy and comprises a turfed lawn and is enclosed by timber fencing to the perimeter.