

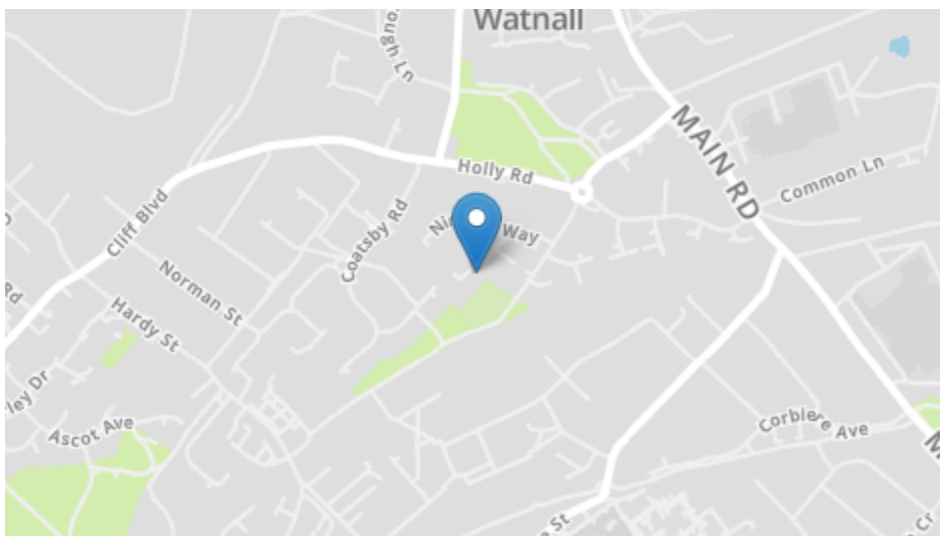
Cirrus Drive, Watnall, NG16 1FS

GUIDE PRICE £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(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	



- 1st Floor Coach House
- 2 Bedrooms
- En Suite To Primary Bedroom
- Open Plan Lounge Diner
- Allocated Parking & Garage
- Ideal First Home Or Investment
- Short Drive To Kimberley Town Centre
- 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 - 26116186

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



*** PERFECT FIRST HOME OR INVESTMENT! *** GUIDE PRICE £140,000-£150,000 *** This CHAIN FREE coach house would make a fantastic first home or buy to let. The accommodation comprises of; ground floor entrance hall with stairs leading to an open plan lounge diner, kitchen, bathroom and two bedrooms with bedroom 1 having fitted wardrobes and an en suite shower room. Outside, there is allocated car parking, a single garage and lockable bin store which could also easily house a pushbike. Located on a sought after residential development in the village of Watnall, Cirrus Drive is just a mile out of Kimberley Town where you will find a wide range of amenities including several bars, coffee shops, restaurants, independent retail outfits & larger retailers including Sainsbury's & Wilko's. For that that commute, the M1 junction 26 are only a five minute drive away along with easy access to Phoenix tram stop & regular bus routes taking you directly into Nottingham. With such a sought after location as well as no upward chain, this property provides the perfect opportunity for a buy to let investment. Don't just take our word for it, call our team today to arrange your viewing!

Ground Floor

Entrance Hall

Entrance door to the front. Stairs to the first floor.

Landing

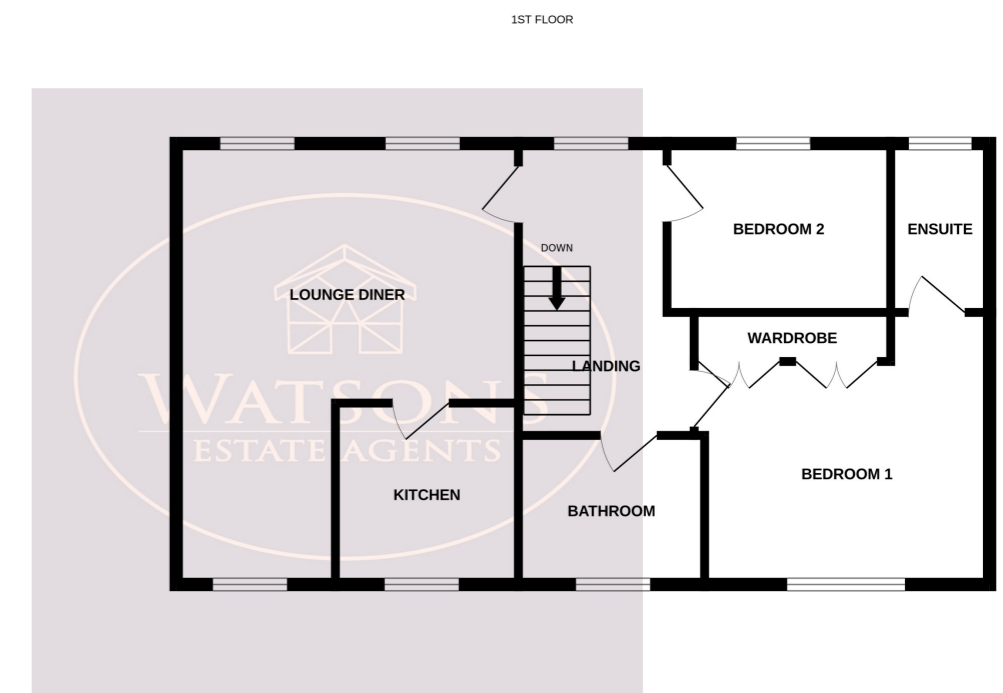
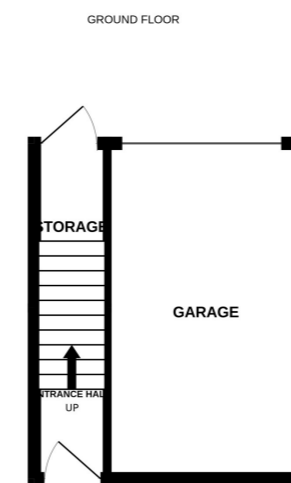
Doors to both bedrooms, bathroom and lounge diner. UPVC double glazed window to the rear, radiator and airing cupboard housing the hot water tank.

Lounge/Diner

5.95m x 4.09m (2.13m min) (19' 6" x 13' 5") UPVC double glazed window to the front and 2 uPVC double glazed windows to the rear, 3 radiators, real flame gas fire with fire place surround and access to the kitchen.

Kitchen

2.47m x 2.42m (8' 1" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and washer/dryer. Wall mounted boiler, ceiling spotlights and uPVC double glazed window to the front.



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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Primary Bedroom

3.99m x 3.67m (13' 1" x 12' 0") UPVC double glazed window to the front, fitted wardrobes and radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

Bedroom 2

3.04m x 2.28m (10' 0" x 7' 6") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator, extractor fan and obscured uPVC double glazed window to the front.

Outside

The property has an allocated parking space and an integral oversized single garage with up & over door and power. A lockable storage area is ideal for keeping bins enclosed and could easily house a pushbike or other outdoor equipment. To the front of the property are gravel beds with mature Wisteria.