

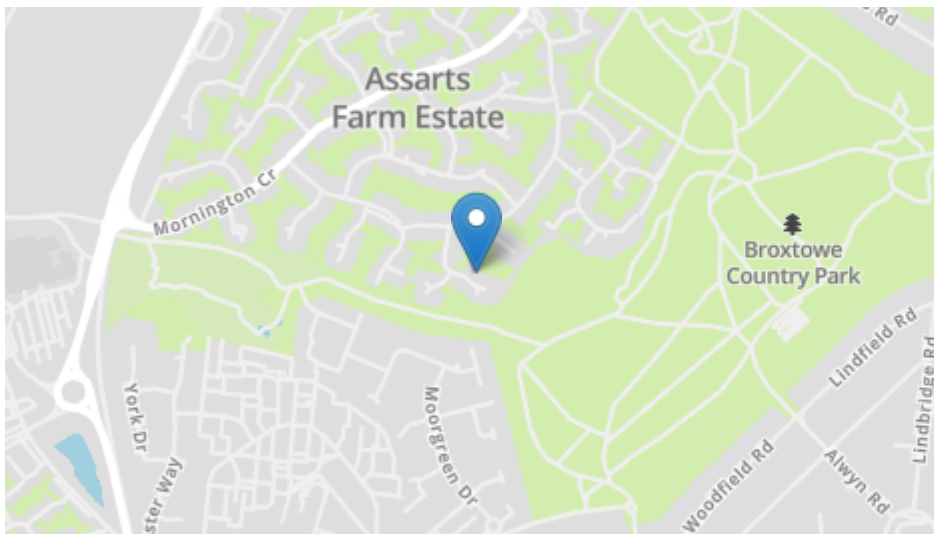
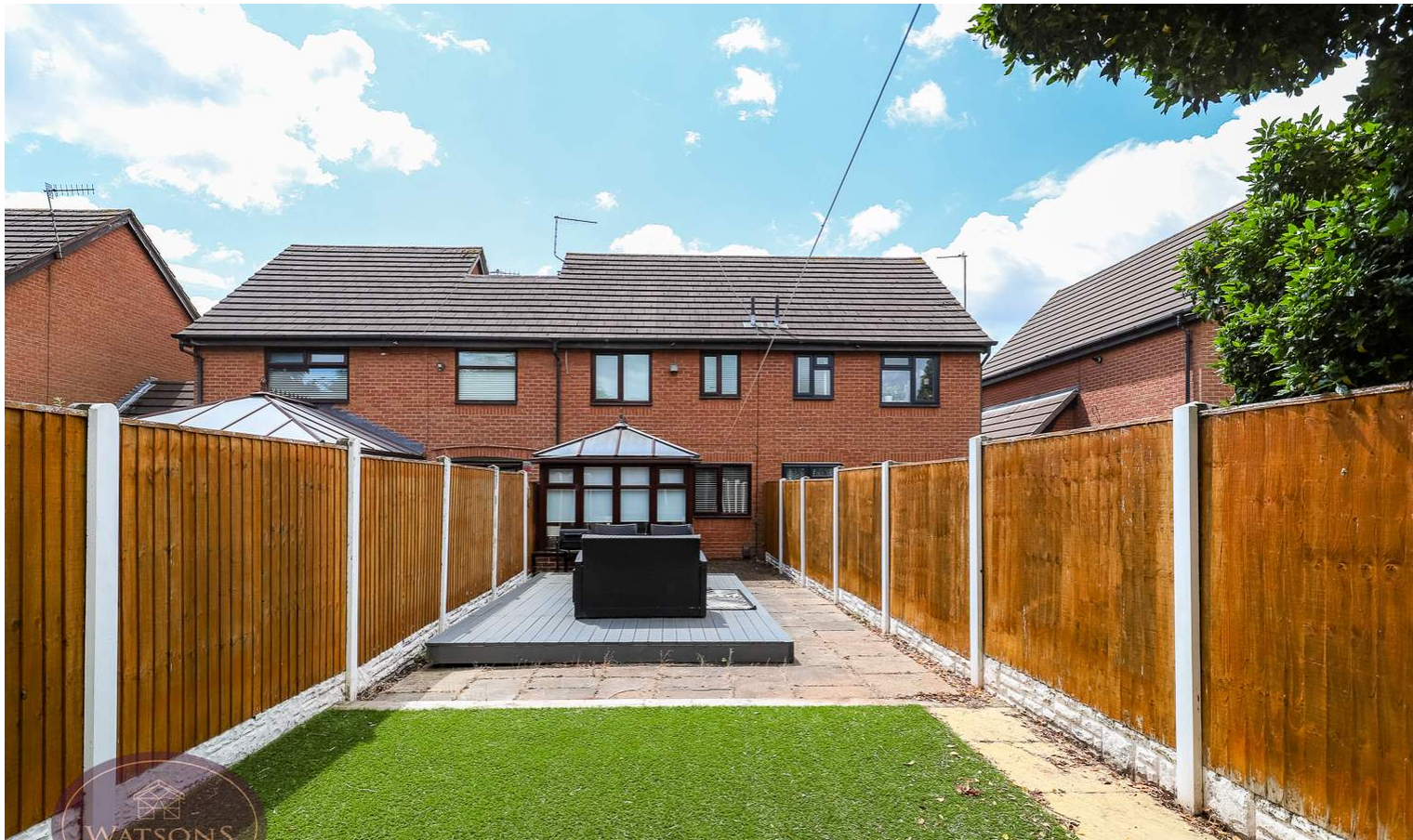
Osterley Grove, Nuthall, NG16 1QN

Offers Over £200,000



Osterley Grove, Nuthall, NG16 1QN

Offers Over £200,000



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](mailto:mail@watsons-residential.co.uk)

Ref - 29013392

- Modern Mid Town House
- 2 Bedrooms
- Conservatory
- Off Road Parking
- Popular Residential Location
- Favoured School Catchment
- Ideal First Home or Investment
- Cul De Sac Location
- Excellent Road & Public Transport Links

Our Seller says....



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](http://www.watsons-residential.co.uk)

0115 938 5577  
8am-8pm - 7days





\*\*\* STEP ONTO THE PROPERTY LADDER IN STYLE! \*\*\* A rare opportunity for a first time buyer to get into the sought after Mornington area of Nuthall with this 2 bedroom town house. This quiet cul de sac is a particularly good position. The desirable location has useful amenities within walking distance, including a family restaurant, convenience store, pharmacy & the sought after Mornington Primary School. There is easy access to key road & transport links including the A610, M1 motorway & Phoenix Park Tram Terminus. The accommodation in brief comprises: lounge, kitchen, conservatory, upstairs landing to the 2 bedrooms and modern bathroom. Outside, the rear garden offers a good level of privacy and is low maintenance. To the front of the property a driveway provides of road parking. Call our Team to book a viewing.

Ground Floor

Entrance

UPVC double glazed entrance door, stairs to the first floor, radiator. Doors to the lounge & kitchen.

Lounge

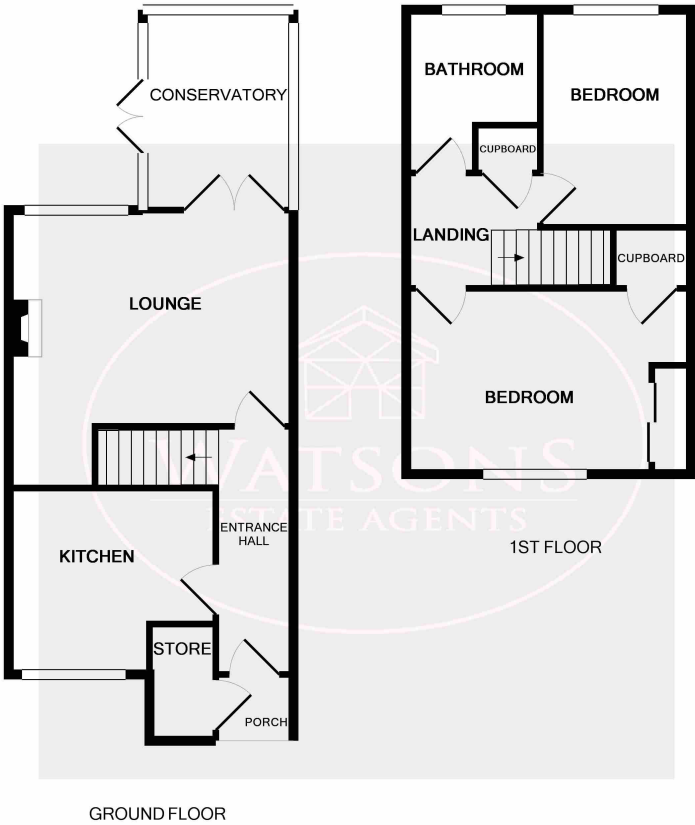
4.25m x 3.95m (into recess) (13' 11" x 13' 0") UPVC double glazed windows to the rear, electric fire & fire place surround, French doors to the conservatory.

Kitchen

3.15m x 2.8m (10' 4" x 9' 2") A range of matching wall & base units, works surfaces incorporating a stainless steel sink & drainer unit, integrated electric oven & gas hob with extractor over, tiled flooring, plumbing for washing machine & dish washer, uPVC double glazed window to the front.

Conservatory

3.00m x 2.2m (9' 10" x 7' 3") Brick & uPVC double glazed construction with apex roof, radiator & French doors to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

First Floor

Landing

Storage cupboard, radiator, doors to bedrooms & bathroom & access to the attic which houses the boiler.

Bedroom 1

4.25m x 2.9m (13' 11" x 9' 6") UPVC double glazed window to the front, fitted sliding door wardrobes, radiator & over stair storage cupboard.

Bedroom 2

3.25m x 2.2m (10' 8" x 7' 3") UPVC double glazed window to the rear, radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit & bath. Chrome heated towel rail, obscured uPVC double glazed window to the rear.

Outside

The low maintenance rear garden is paved with fencing to the perimeter & rear gated access. To the front of the property there is a driveway providing off road parking.