

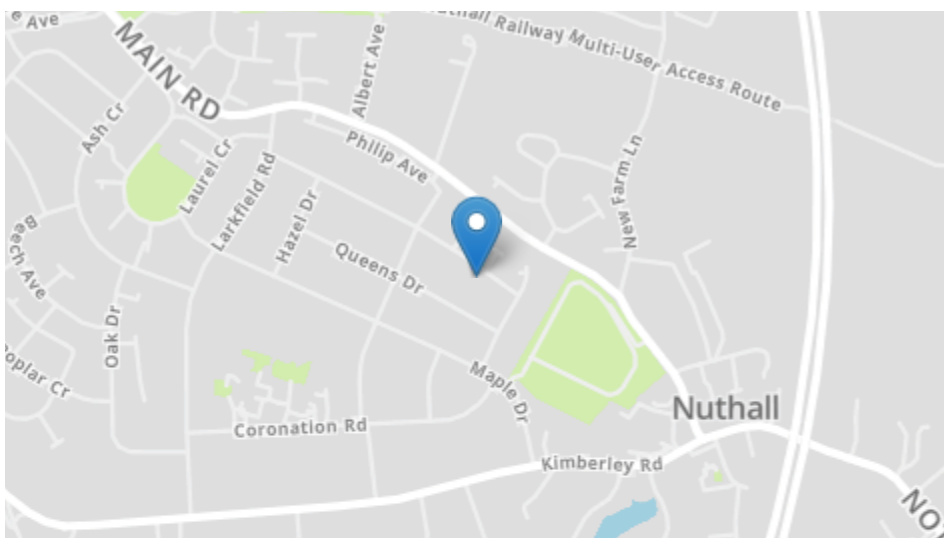
Philip Avenue, Nuthall, NG16 1EB

£325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	84
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Utility Room
- Driveway & Garage
- Private South Facing Rear Garden
- Popular Residential Location
- No Upward Chain

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 - 27314503

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



*** CHECK OUT THAT FLOORPLAN! *** Having been EXTENDED to the rear, this 3 bedroom detached bungalow has a lot more than meets the eye and must be seen in person to be fully appreciated! In brief, the accommodation comprises: entrance hall, lounge, dining room, L shape kitchen, utility room and WC. A further inner hallway gives access to 3 bedrooms and the bathroom which is fitted with a 4 piece suite. re accessed from an inner hall , 3 bedrooms and bathroom. For the size and space on offer at this price point, scope for cosmetic improvement has been accounted for and the property is offered for sale with NO UPWARD CHAIN. Outside, the south-facing rear garden is low maintenance and offers a high level of privacy, whilst an in/out driveway to the front gives convenient off street parking, along with access to the garage. This is quite a rare opportunity to acquire a good sized bungalow in a desirable location with easy access to a wealth of amenities. A regular bus service is just a short walk away too. Call our sales team now to arrange a viewing.

Kitchen

Entrance door to the front, a range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for dishwasher, integrated combination boiler, uPVC double glazed windows to the side & front, ceiling spotlights, radiator and door to the utility room and French doors leading to the dining room.

Dining Room

5.39m x 2.9m (17' 8" x 9' 6") UPVC double glazed window to the rear, radiator, aluminium sliding patio doors leading to the rear garden and door to the lounge.

Lounge

5.81m x 3.2m (19' 1" x 10' 6") UPVC double glazed window to the rear, 2 radiators, real flame gas fire with wooden fireplace surround. Doors to the garage and inner hallway.

Inner Hallway

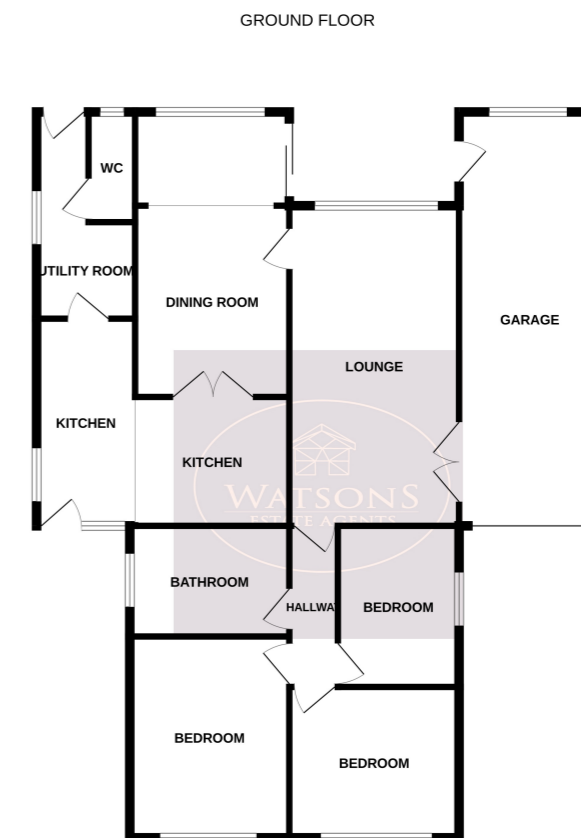
Doors to the 3 bedrooms and bathroom.

Utility Room

3.89m x 1.85m (12' 9" x 6' 1") UPVC double glazed window to the side, tiled flooring, radiator, plumbing for washing machine, door to the WC and door to the rear garden.

WC

2.08m x 0.86m (6' 10" x 2' 10") WC and wall mounted sink. Obscured uPVC double glazed window to the rear.



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

3.8m x 2.99m (12' 6" x 9' 10") UPVC double glazed bay window to the front and radiator.

Bedroom 2

3.24m x 2.83m (10' 8" x 9' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

3.03m x 2.26m (9' 11" x 7' 5") UPVC double glazed window to the side, wood effect laminate flooring and radiator.

Bathroom

2.99m x 2.09m (9' 10" x 6' 10") 3 piece suite in white comprising pedestal sink unit, bath and shower cubicle. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the garage measuring 7.8m x 2.66m with power and uPVC double glazed window to the rear. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, external power point and tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.