

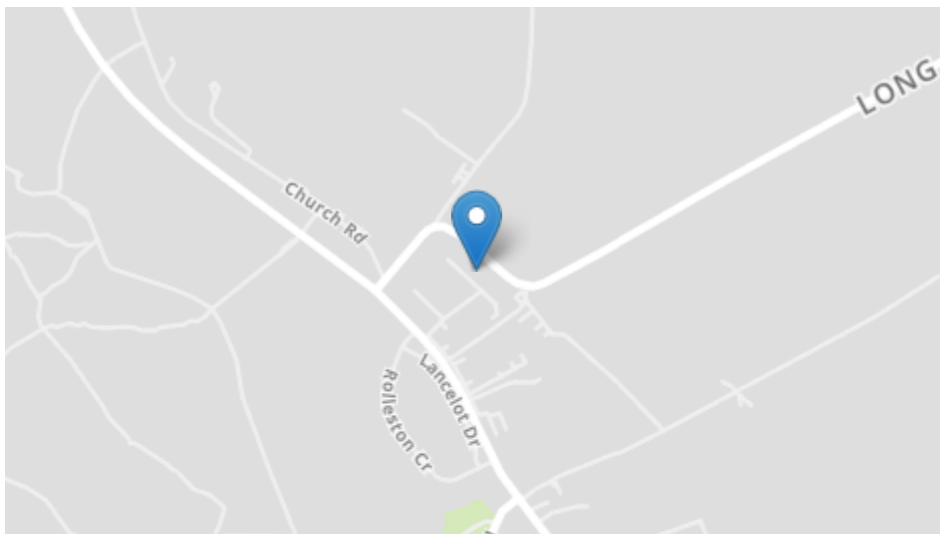
Farnsworth Close, Watnall, NG16 1JE

Offer Over £270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge
- Private Low Maintenance Rear Garden
- Driveway & Garage
- Popular Cul-de-Sac Location
- 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 - 27251250

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



*** LIVE THE QUIET LIFE *** This well appointed 3 bedroom bungalow in Watnall comes to the market with NO UPWARD CHAIN and with a little cosmetic improvement, could make for the perfect forever home. In brief, the accommodation comprises: entrance hall to all rooms, lounge, kitchen, 3 bedrooms and shower room. Outside, there is ample off street parking with driveway & garage to the side, whilst the rear garden has a paved patio and lawn which offers a high level of privacy. Call Watsons (8am-8pm) to book your viewing.

Entrance Hall

UPVC double glazed entrance door to the front, radiator, access to the attic and doors to lounge, kitchen, shower room and all bedrooms.

Lounge

4.28m x 3.65m (14' 1" x 12' 0") UPVC double glazed window to the front, real flame gas fire and radiator.

Kitchen

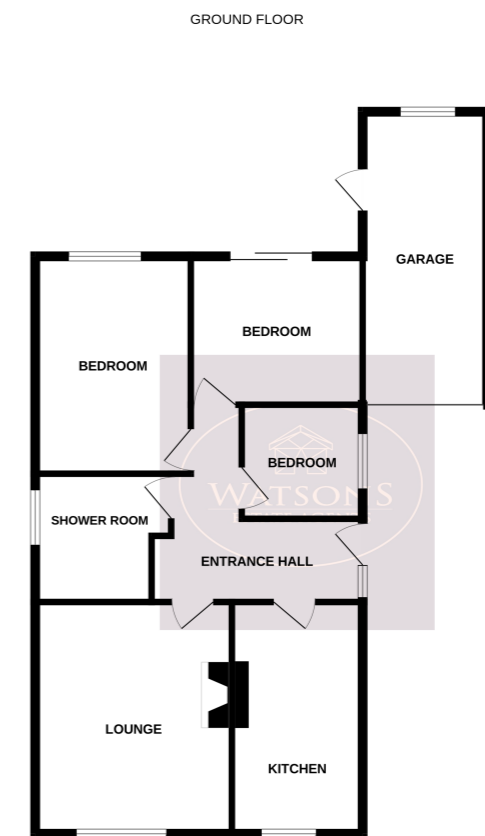
4.31m x 2.41m (14' 2" x 7' 11") A range of matching wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine & dishwasher, integrated combination boiler. UPVC double glazed window to the front and ceiling spotlights.

Bedroom 1

3.95m x 2.91m (13' 0" x 9' 7") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.2m x 2.9m (10' 6" x 9' 6") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and sliding patio doors 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.
Made with Metropix (2024)

Bedroom 3

2.24m x 2.11m (7' 4" x 6' 11") UPVC double glazed window to the side and radiator.

Shower Room

3 piece suite in white comprising concealed cistern WC, vanity sink unit and walk in shower cubicle with mains fed shower over. Radiator, ceiling spotlights and extractor fan.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs with a picket fence to the front. A tarmac driveway running alongside the property provides ample off road parking and leads to the detached garage with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, lawn and gravel sections, flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.