

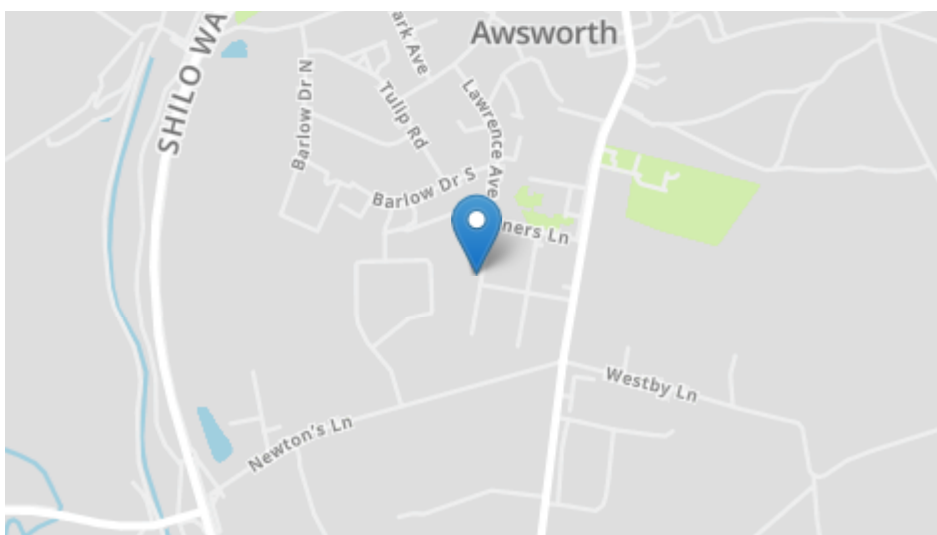
Abbott Street, Awsworth, NG16 2QJ

Offers Over £150,000



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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 - 29272660



- Mid Terrace House
- 2 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Private West Facing Rear Garden
- Off Road Parking
- Cul De Sac Location
- Short Drive To Kimberley Town Centre
- No Upward Chain

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

0115 938 5577
8am-8pm - 7days



*** MORE THAN MEETS THE EYE! *** This is a great opportunity for those with limited budgets to get a recently refurbished terrace in Awsworth with 2 bedrooms, 2 reception rooms, OFF STREET PARKING & private west-facing garden. NO UPWARD CHAIN and ready to go. The accommodation comprises in brief: entrance hall, lounge, dining room, kitchen & bathroom to the ground floor, with upstairs landing to the 2 bedrooms. The plot provides good frontal space for off street parking (right of access for 1 neighbouring property) and the low maintenance rear has a brick built out building for storage which could easily be converted into a bar. The neighbouring towns of Kimberley, Eastwood & Ilkeston provide easy access to a wealth of amenities and the A610 nearby means you can be on the M1 motorway in a matter of minutes. There is also beautiful countryside nearby too. Call us now to arrange a viewing.

First Floor

Entrance Hall

UPVC double glazed entrance door to the side, stairs to the first floor and doors to the lounge and dining room.

Lounge

4.0m x 3.6m (13' 1" x 11' 10") UPVC double glazed bay window to the front, tiled flooring and traditional radiator. Feature fire place.

Dining Room

3.59m x 3.53m (11' 9" x 11' 7") UPVC double glazed window to the rear, radiator, feature ceiling beams, tiled flooring and inset multi fuel burner. Door to the kitchen.

Kitchen

3.15m x 1.7m (10' 4" x 5' 7") A range of matching high gloss wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine & dishwasher, wood effect laminate flooring, uPVC double glazed window to the side, door to the side and door to the bathroom.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

First Floor

Landing

Doors to both bedrooms and open to the dressing area/walk in wardrobe/study.

Bedroom 1

3.57m x 3.09m (11' 9" x 10' 2") UPVC double glazed window to the front, built in wardrobe with access to the attic. Wood effect laminate flooring and radiator.

Bedroom 2

3.2m x 2.27m (10' 6" x 7' 5") UPVC double glazed window to the rear, built in wardrobe housing the combination boiler, radiator.

Outside

To the front of the property a gravel driveway provides off road parking. The West facing rear garden offers a good level of privacy and comprises a concrete courtyard and brick built outhouse. The courtyard is enclosed by wall & timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

Number 65 has frontal right of access over property - access to driveway.