

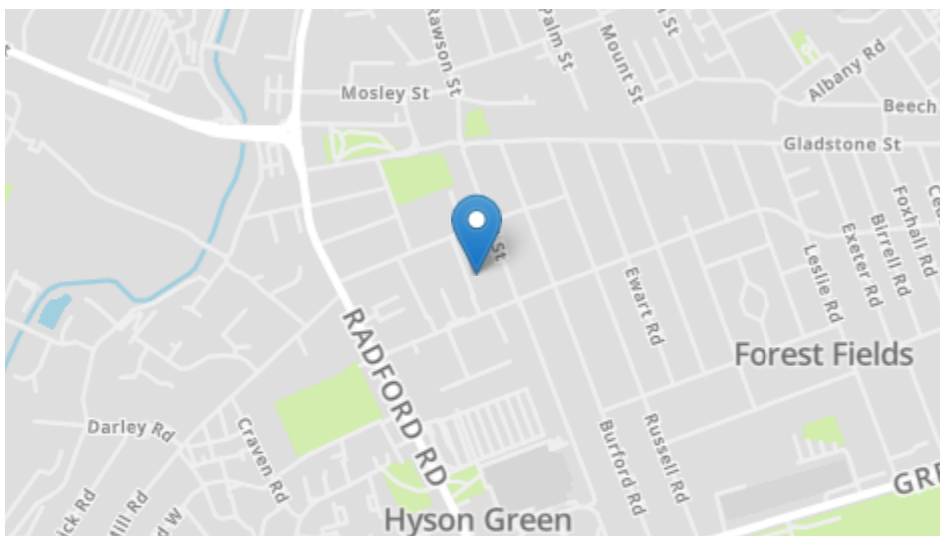
Fisher Street, Nottingham, NG7 6FJ

Offers Over £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	71
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Mid Terrace Home
- 3 Bedrooms
- 2 Reception Rooms
- Rear Courtyard
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City 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 - 26248468

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



*** CALLING FIRST TIME BUYERS & INVESTORS *** This location on the outskirts of Nottingham City Centre benefits from excellent transport links and a wealth of amenities including ofted rated 'good' just a short walk away. Arranged over 3 floors, the accommodation is deceptively spacious and comprises in brief: lounge, dining room, kitchen, first floor landing to bedrooms 2 & 3 and bathroom, with stairs leading up the the primary bedroom. The courtyard to the rear means there is very low maintenance involved and there is an added benefit of having NO UPWARD CHAIN! Call our sales team now to arrange a viewing.

Ground Floor

Lounge

3.48m x 3.44m (11' 5" x 11' 3") UPVC double glazed entrance door, uPVC double glazed window to the front and radiator.

Dining Room

4.59m (3.63m min) x 3.52m (15' 1" x 11' 7") UPVC double glazed window to the rear, radiator and doors to the cellar, stairs to the first floor and kitchen.

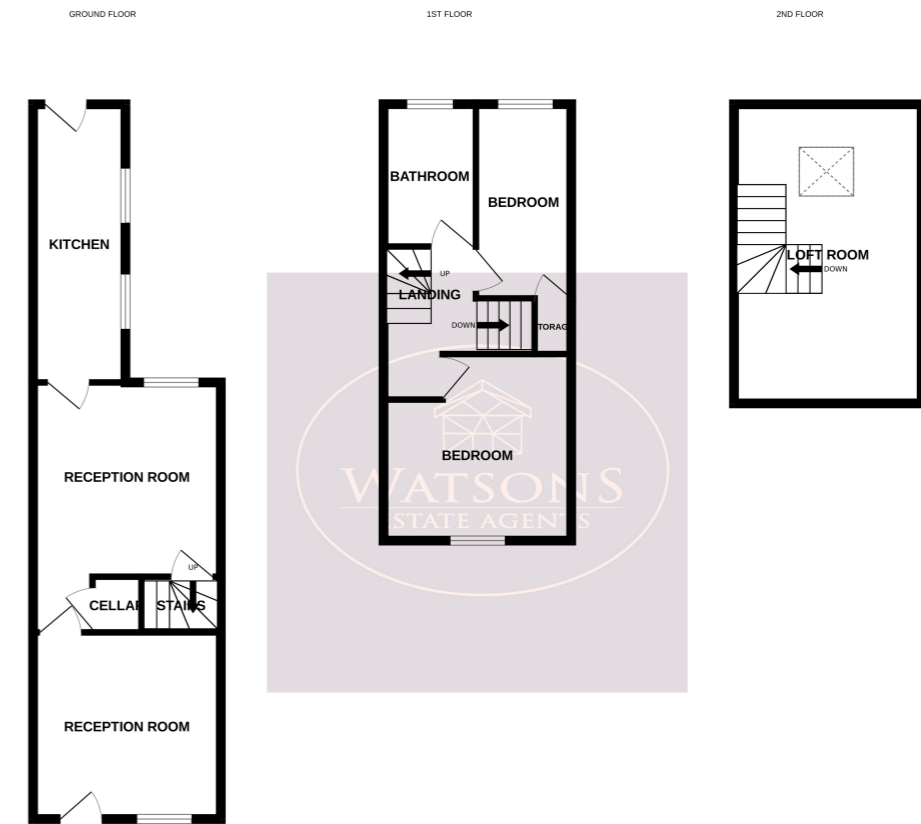
Kitchen

5.15m x 1.8m (1.6m) (16' 11" x 5' 11") A range of matching base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, wall mounted combination boiler, 2 uPVC double glazed windows to the side, extractor fan and radiator. Door to the rear courtyard.

First Floor

Landing

Stairs up to bedroom 1, under stairs storage and doors to bedroom 2 & 3 and bathroom.



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 02023

Bedroom 2

3.66m (2.52, min) x 3.49m (12' 0" x 11' 5") UPVC double glazed window to the front and radiator.

Bedroom 3

3.66m x 1.81m (12' 0" x 5' 11") UPVC double glazed window to the rear, built in wardrobe/storage cupboard and radiator.

Bathroom

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

Second Floor

Bedroom 1

4.11m x 3.5m (13' 6" x 11' 6") Velux window to the radiator.

Outside

To the rear of the property is a concrete courtyard which is enclosed by timber fencing to the perimeter and gated access both sides.