

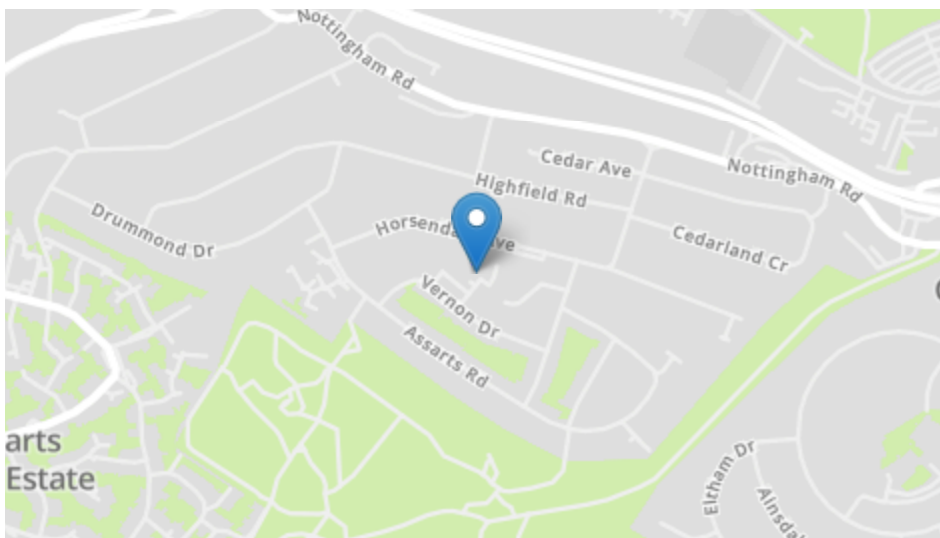
Vernon Court, Nuthall, NG16 1AW

£120,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	74	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- 1st Floor Maisonette
- 2 Double Bedrooms
- Generous Lounge
- Off Road Parking
- Garage
- Excellent Road & Public Transport Links Including Tram
- Ideal First Buy or Investment
- Ease Of Access To A610 & M1

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 - 26254422

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



**\*\*\*STEP ONTO THE PROPERTY LADDER \*\*\*** This two bedroom maisonette offers spacious accommodation, with the added bonus of a garden and garage. The property in brief comprises a private entrance hall, hall leading to breakfast kitchen, spacious lounge, inner hall, two bedrooms and a three piece bathroom suite. To the outside a rear garden, on street parking and garage. The property is positioned on a cul de sac having useful amenities within walking distance, including a restaurant, convenience store & the sought after Mornington Primary School. There is easy access to key road & transport links including the A610, M1 motorway & Phoenix Park Tram Terminus.

## Ground Floor

### External Entrance Door

Stairs to the first floor. Obscured uPVC double glazed window to the side.

### Entrance Hall

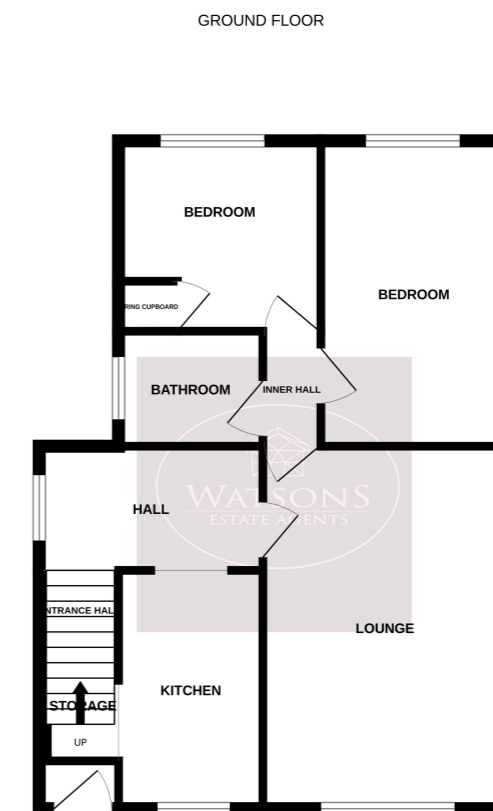
Door to the lounge and open to the kitchen. Radiator.

### Lounge

4.99m x 3.37m (16' 4" x 11' 1") UPVC double glazed window to the front, fire place with inset space for fire, radiator and door to the inner hall.

### Kitchen

3.17m x 1.97m (10' 5" x 6' 6") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine and radiator. Storage cupboard with uPVC double glazed window to the side. UPVC double glazed window to the front.



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 (2022)

### Inner Hall

Access to the attic and doors to both bedroom and bathroom.

### Bedroom 1

4.2m x 2.74m (13' 9" x 9' 0") UPVC double glazed window to the rear and radiator.

### Bedroom 2

2.81m x 2.62m (9' 3" x 8' 7") UPVC double glazed window to the rear, storage cupboard housing the combination boiler and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the side and radiator.

### Outside

Adjacent to the property is a block of garages with parking to the front. The rear garden comprises a paved patio, lawned garden and is enclosed by timber fencing to the perimeter with gated access to the side.