

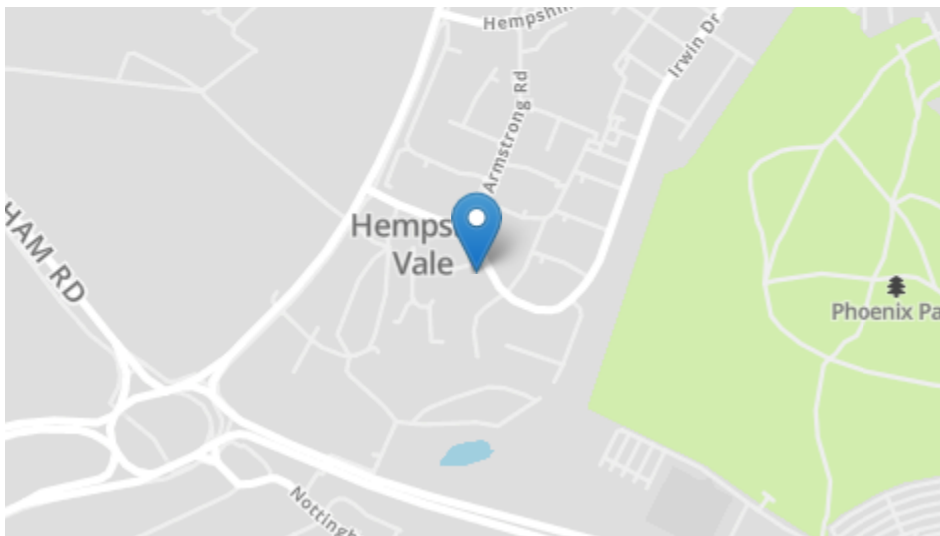
Apollo Drive, Nottingham, NG6 7AE

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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	



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Driveway & Double Garage
- Corner Plot
- Excellent Road & Public Transport Links
- South Facing Rear Garden
- 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 - 28245301

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





**\*\*\*AN ABSOLUTE ROCKET!\*\*\*** Located on the popular 'Hemphill Vale' estate, is this spacious three bedroom semi-detached family home, sitting on an excellent corner plot, with the added advantage of a detached double garage, driveway, two reception rooms, and no upward chain. Briefly comprising; entrance hallway, generous lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom. Outside, the property sits on a corner plot, with a private south facing rear garden, driveway and detached double garage. Hemphill Vale is ideally located just off the A610, giving easy access to the city centre, along with the nearby town of Kimberley which caters for all day to day needs with an array of shops and amenities. Contact Watsons today to arrange your viewing.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and door to the lounge.

### Lounge

4.18m x 3.92m (13' 9" x 12' 10") UPVC double glazed window to the front, radiator, storage cupboard housing the boiler and wood effect laminate flooring. Understairs storage cupboard housing the boiler. Open to the dining room.

### Dining Room

3.44m x 2.63m (11' 3" x 8' 8") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and open to the kitchen.

### Kitchen

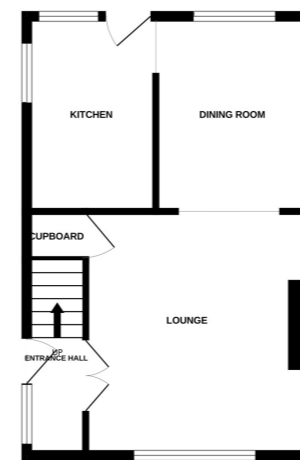
3.44m x 2.63m (11' 3" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink. Integrated waist height electric oven & halogen hob with extractor over. Plumbing for washing machine. Lino flooring and uPVC double glazed window to the side. Door to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

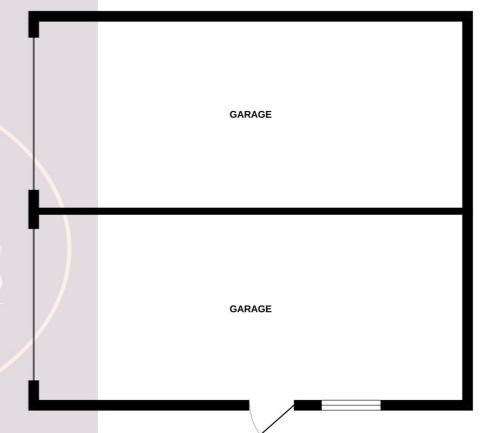
GROUND FLOOR



1ST FLOOR



GARAGE



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

4.64m x 2.75m (15' 3" x 9' 0") UPVC double glazed window to the front and radiator.

### Bedroom 2

2.93m x 2.82m (9' 7" x 9' 3") UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom 3

3.2m x 2.12m (10' 6" x 6' 11") UPVC double glazed window to the front, storage cupboard and radiator.

### Bathroom

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

### Outside

To the front of the property is a turfed lawn. To the side of the property is a turfed lawn. The South facing rear garden comprises 2 composite decking seating areas, a turfed lawn and door giving access to the garages. The garden is enclosed by timber fencing to the perimeter with gated access to the side. To the rear of the property are 2 concrete driveways providing ample off road parking leading to the double garage each measuring 7.3m x 3.2m with up & over doors and power.