

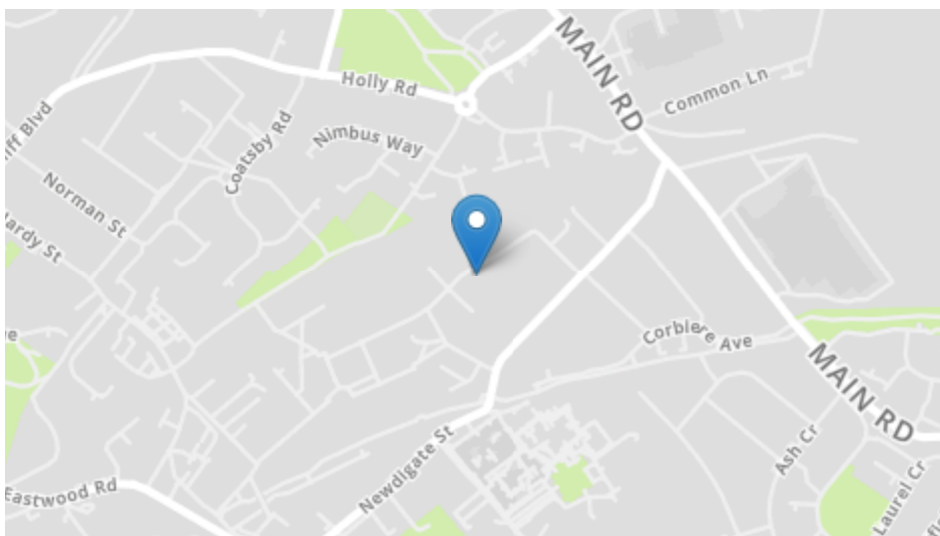
Chilton Drive, Watnall, NG16 1HL

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 2 Double Bedrooms
- Generous Lounge Diner
- First Floor Shower Room
- Driveway & Garage
- Walking Distance To Kimberley Town Centre
- In Need Of Some Modernisation
- No Upward Chain

Our Seller says....

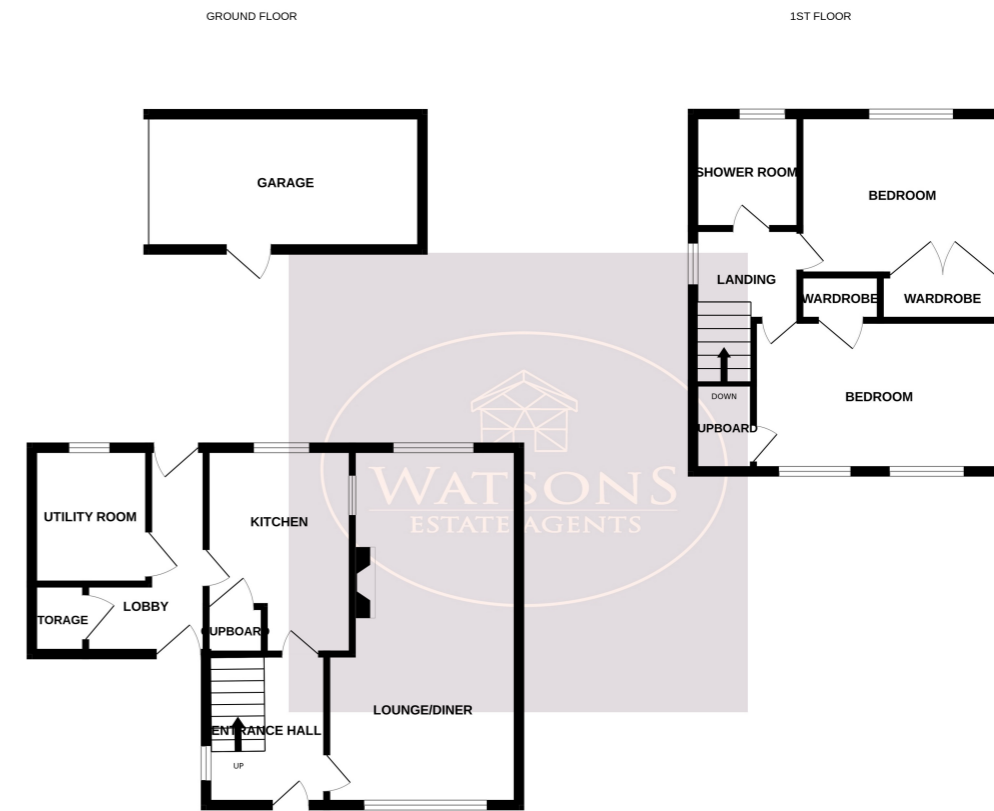
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27118905

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



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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*** CALLING ALL FIRST TIME BUYERS *** This is your chance to get onto the ladder with space and with space you might not expect at this price point. It comes with NO UPWARD CHAIN and provides the opportunity to put your own stamp on it. In brief, the accommodation comprises: entrance hall, lounge diner, kitchen, lobby utility room, upstairs landing to the 2 DOUBLE bedrooms and shower room. Outside, the plot is also offers more than many at this price point, with a driveway, garage and an appealing rear garden with a high level of privacy. The village of Watnall enjoys lovely countryside walks on the doorstep, whilst a wide range of shops & amenities are nearby in Kimberley Town Centre. Call our sales team now to arrange a viewing appointment.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, storage cupboard and doors to the lounge/diner and kitchen.

Lounge Diner

6.10m x 3.34m (20' 0" x 10' 11") UPVC double glazed windows to the front & rear, radiator and brick built fire place with inset space for fire.

Kitchen

3.45m x 2.43m (11' 4" x 8' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Radiator, storage cupboard, uPVC double glazed windows to the rear & side and door to the rear lobby.

Rear Lobby

Door to the storage cupboard, utility room and door to the rear garden.

Utility Room

Obscured uPVC double glazed window to the rear, door to the front, space for freezer and venting for tumble dryer.

First Floor

Landing

Doors to both bedrooms and shower room. UPVC double glazed window to the side and access to the attic.

Bedroom 1

4.54m x 2.67m (14' 11" x 8' 9") 2 uPVC double glazed windows to the front, storage cupboard housing the Worcester Bosch boiler and fitted wardrobe. Radiator.

Bedroom 2

3.49m x 2.73m (11' 5" x 8' 11") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and door to the rear lobby. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and driveway & garage to the rear. The garden is enclosed by hedge borders and timber fencing to the perimeter with gated access to the rear.