

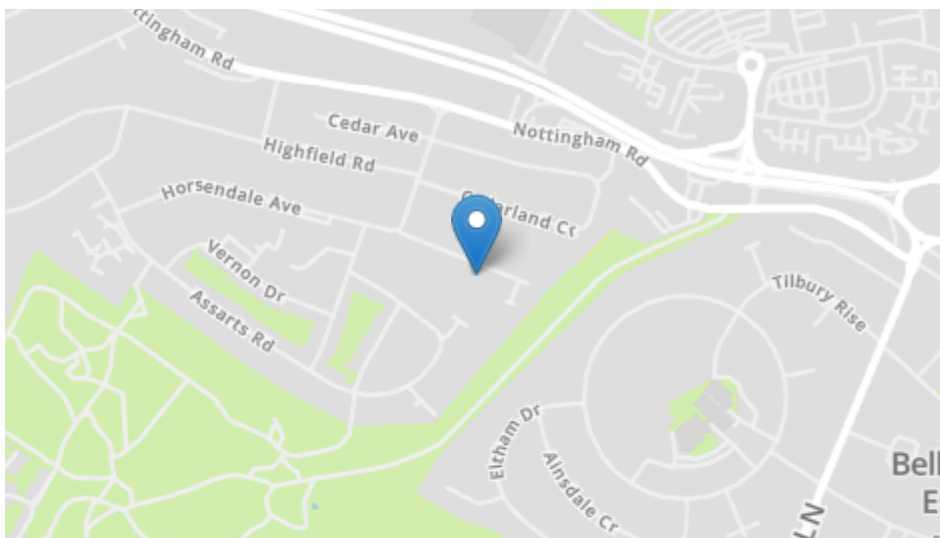
Gloucester Avenue, Nuthall, NG16 1AL

£250,000

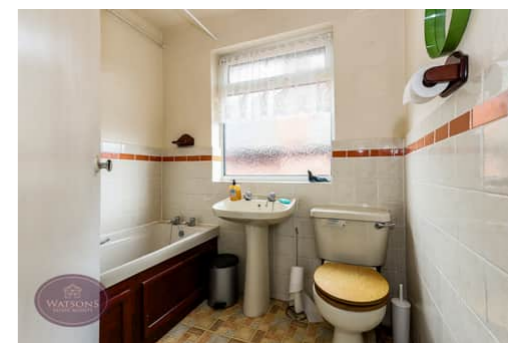


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			77
		28	
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- South Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment
- In Need of 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 - 30123035

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



***** CREATE YOUR FOREVER HOME ***** Located at the end of the cul-de-sac on the popular Horsendale estate in Nuthall is this three bedroom detached family home. The property is in need of general modernisation but offers fantastic scope to create your perfect home. Features include two reception rooms, off road parking, and a south-facing rear garden. Briefly comprising; porch, entrance hallway, kitchen, lounge, dining room. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a south-facing garden, perfect for summer entertaining. Brought to the market with no upward chain, the property lies close to favoured schools, along with excellent road and transport links to the city and beyond. The surrounding town of Kimberley offers an array of shops. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed door to the front, 2 uPVC double glazed windows to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, 2 storage cupboards and doors to the lounge, dining room and kitchen.

Lounge

3.49m x 3.49m (11' 5" x 11' 5") UPVC double glazed window to the front, radiator, fire place with inset space for fire.

Dining

3.43m x 3.22m (11' 3" x 10' 7") UPVC double glazed window to the rear, fire place with inset space for fire, uPVC double glazed window to the rear and UPVC double glazed door to the rear garden.

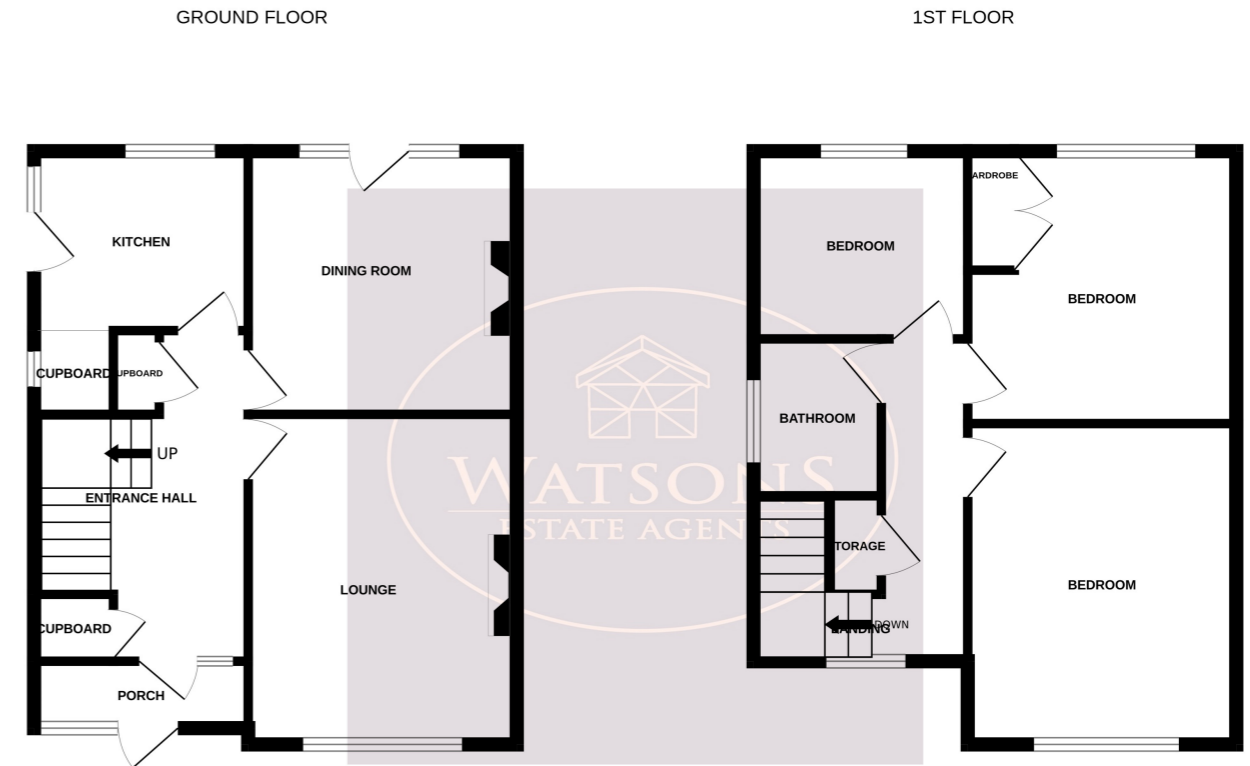
Kitchen

2.81m x 2.25m (9' 3" x 7' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, tiled flooring, space for cooker. Access to the pantry with uPVC double glazed window to the side. UPVC double glazed windows to the rear & side and door to the rear garden.

First Floor

Landing

UPVC double glazed windows to the side & front, airing cupboard, access to the attic and doors to all bedrooms 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.
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Bedroom 1

3.87m x 3.49m (12' 8" x 11' 5") UPVC double glazed window to the front.

Bedroom 2

3.4m x 3.25m (11' 2" x 10' 8") UPVC double glazed window to the rear, wardrobe.

Bedroom 3

2.76m x 2.15m (9' 1" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. Running alongside the property, a concrete driveway provides off road parking leading to double wooden gates. The South facing rear garden comprises a concrete patio seating area, turfed lawn, flower bed borders and garage. The garden is enclosed by timber fencing to the perimeter with gated access to the side.