

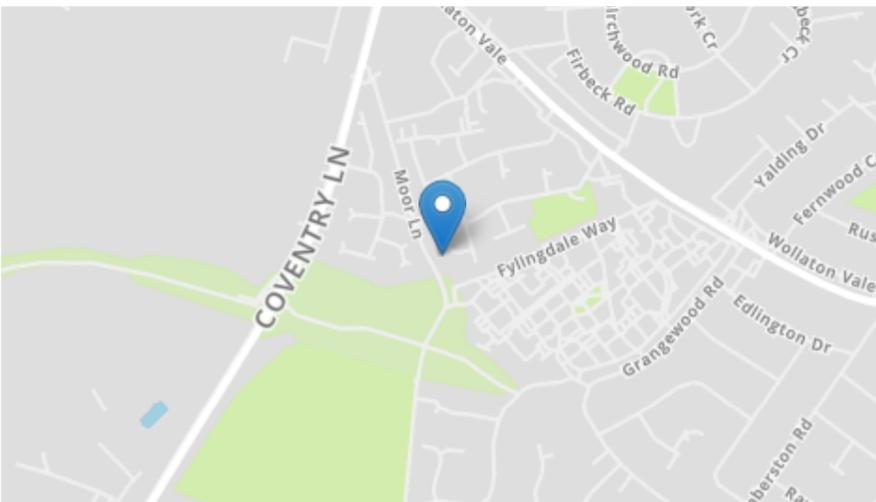
Ingleby Close, NG8 2JJ

Offers Over £100,000

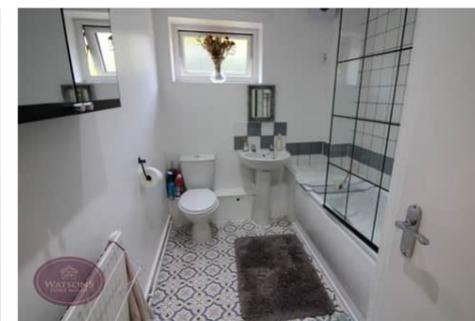


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Maisonette
- 1 DOUBLE Bedroom
- Generous Lounge
- Off Road Parking
- South West Facing Rear Garden
- Cul De Sac Location
- Well Presented Throughout
- Ease of Access to Nottingham City Centre

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 - 29405572

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



***** FIRST TIME BUYER DREAM! ***** This delightful maisonette sits in a cul-de-sac off the upper end of Wollaton Vale and is an excellent opportunity for a first time buyer to get onto the ladder. With off street parking and communal garden space to the side, it offers much more than you might expect at this price point. The accommodation is well presented and comprises in brief: stairs from ground floor entrance up to the landing with leads to the generous living space which has access to the kitchen, a double bedrooms and bathroom. A block paved driveway to the front provides off street parking to the front and there is a communal garden space to the side which is secured by timber fencing. This location is easily commutable to Nottingham City Centre and there is a regular bus service just a short walk away, making this a great option for buy to let investors too. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, obscured uPVC double glazed window to the front and stairs to the first floor.

First Floor

Landing

UPVC double glazed window to the side, access to the attic, storage cupboard housing the combination boiler and doors to the lounge diner, bathroom and bedroom.

Lounge Diner

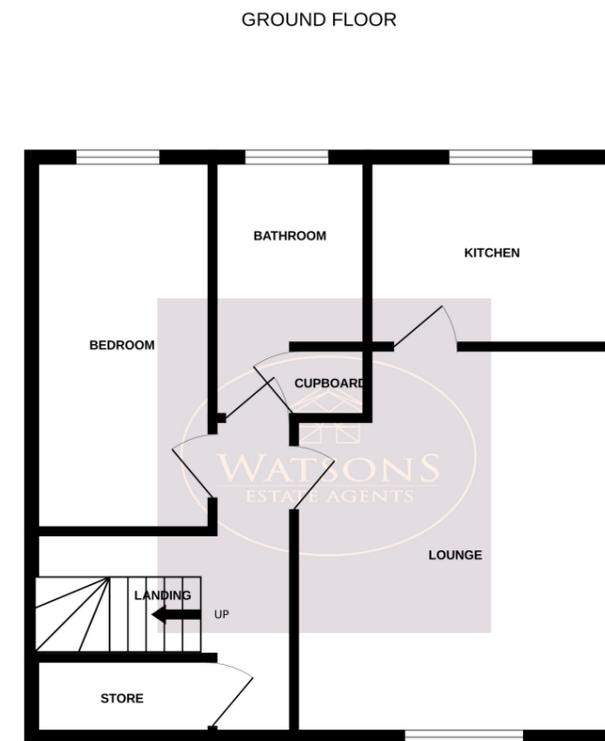
4.68m x 3.9m (15' 4" x 12' 10") UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the kitchen.

Kitchen

4.7m x 3.89m (15' 5" x 12' 9") A range of matching wall & base units, work surfaces incorporating and inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, ceiling spotlights and radiator.

Bedroom

4.55m x 2.79m (14' 11" x 9' 2") UPVC double glazed window to the rear and radiator.



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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Bathroom

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

Outside

To the front of the property is a block paved driveway with parking for 2 cars. The low maintenance, South West facing rear garden offers a good level of privacy and comprises a paved patio seating area and turfed lawn and is enclosed by timber fencing to the perimeter.

Lease Information

We have been provided with the following information which is correct as of August 2025.

The property has 94 years left on the lease.

Service charge is £14 per month.

AGENTS NOTE

Agents Note: The seller has provided us with the following information; The boiler is located the storage cupboard in the hallway, it is 9 years old and was serviced in March 2025. The rear garden is shared.