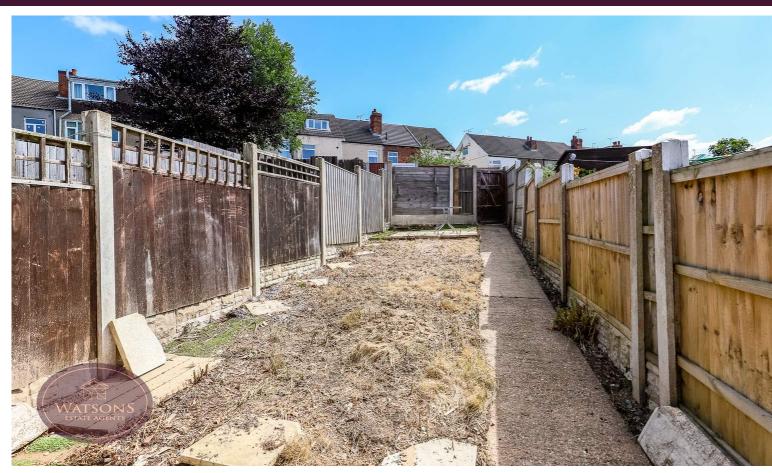
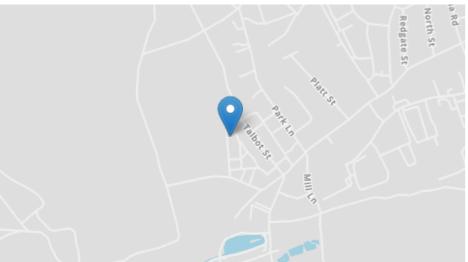
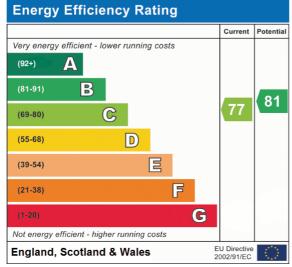
Widmerpool Street, Pinxton, NG16 6PF

£130,000









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 - 29275157









Our Seller says....

- Terrace House
- 3 Storey
- 2 Bedrooms & Study/Office
- Open Plan Dining Lounge
- Fitted Kitchen
- Shower Room & En Suite
- Country Side Views
- Low Maintenance Rear Garden
- Good Roads & Close To Transport Links
- Ideal For First Time Buyers & Investors

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,





\*\*\* LOOK AT THOSE VIEWS! \*\*\* Located towards the end of a no through road in the popular village of Pinxton is this superb two bedroom terraced home, recently refurbished by the current vendor with style and space on offer, along with wonderful open views to the front. A brilliant first time buy. Briefly comprising; open plan lounge/diner, kitchen. To the first floor, bedroom, bathroom and dressing room/office. To the second floor, further bedroom. Outside, a private rear garden is located to the rear. Plnxton is a popular village, bordering both Nottingham and Derby and offering excellent transport links and amenities. Contact Watsons to arrange a viewing.

## **Ground Floor**

# **Dining Lounge**

8.45m x 3.60m (27' 9" x 11' 10") UPVC entrance door and uPVC double glazed window to the front, wall mounted radiator, tiled flooring, French doors to the rear garden open plan to kitchen and stairs to first floor.

#### Kitchen

4.88m x 2.15m (16' 0" x 7' 1") A range of matching wall units with worksurfaces incorporating a ceramic sink & drainer unit. Integrated appliances including electric oven and 5 ring gas hob with extractor over. Wall mounted combination boiler electric underfloor heating and uPVC double glazed window to the side.

#### **First Floor**

### Landing

Stairs to second floor and doors to shower room, office/study and bedroom.

#### **Bedroom 2**

3.96m x 3.71m (13' 0" x 12' 2") UPVC double glazed window to the front, and radiator.

### **Shower Room**

White 4 piece suite comprising wc, bidet, pedestal sink and mains fed cubicle shower. Wall mounted chrome heated towel rail, radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

#### Office/Study

3.85m x 1.63m (12' 8" x 5' 4") Exposed wood flooring, radiator and uPVC double glazed window to the side.



Whitst every attempt has been made to enzure the accuracy of the floorpian contained here, measure of doors, windows, rooms and any other times are approximate and no responsibility is laken for any omission or mis-statement. This plan is for flustrathe purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no gua as to their operability or efficiency can be given.

#### **Second Floor**

#### **Bedroom 1**

4.93m x 3.71m (16' 2" x 12' 2") Two Velux windows, radiator, storage cupboard and access to ensuite.

#### **En Suite**

White 3 piece suite comprising wc, pedestal sink and mains fed cubicle shower. Tiled flooring, tiled walls and ceiling spotlights.

## Outside

The rear garden features a paved patio area with a timber shed, with a path leading towards a turfed lawn and a second patio seating area and is palisaded by stone bedded timber fencing.