

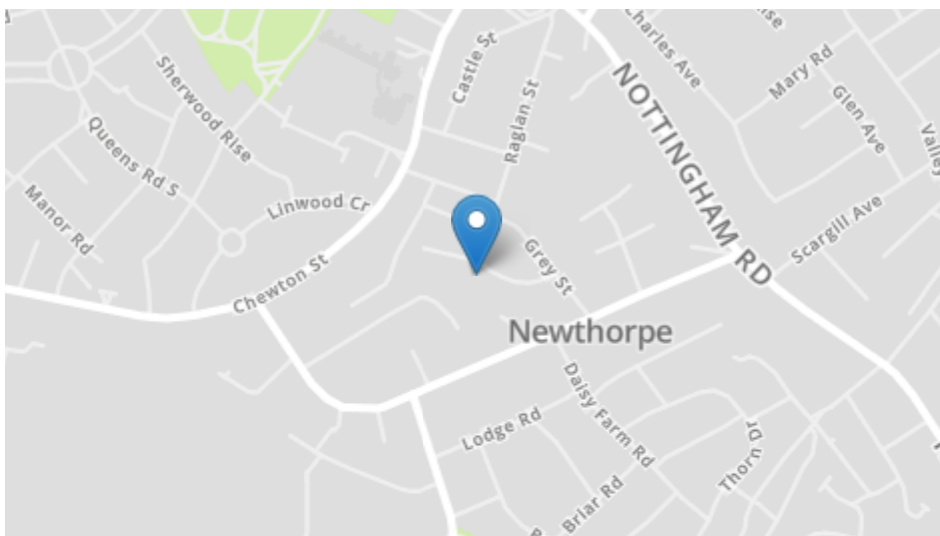
Rockley Avenue, Newthorpe, NG16 2EG

£180,000



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Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- Open Plan Dining Kitchen
- Off Road Parking
- Popular Residential Location
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
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 or email
 mail@watsons-residential.co.uk
 Ref - 22672599

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
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*** LOOKING TO LIVE LIFE ON ONE LEVEL? *** NO UPWARD CHAIN ***

Located on a quiet sought after road with amenities nearby, this 2 bedroom detached bungalow would be perfect for buyers looking to downsize. The property in brief comprises entrance hall, lounge, fitted kitchen, two double in size bedrooms and a three piece shower room. To the outside a front garden with a driveway providing off road parking and gated access giving access to the enclosed low maintenance rear garden. The property also benefits with double glazing and a gas central heating system.

Entrance Hall

UPVC double glazed door to the front, radiator and doors to all rooms.

Lounge

3.88m x 3.68m (12' 9" x 12' 1") UPVC double glazed window to the front and radiator.

Dining Kitchen

3.37m x 3.26m (11' 1" x 10' 8") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated waist height electric oven and 4 ring gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and side door to the rear garden.

Bedroom 1

3.85m x 3.68m (12' 8" x 12' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

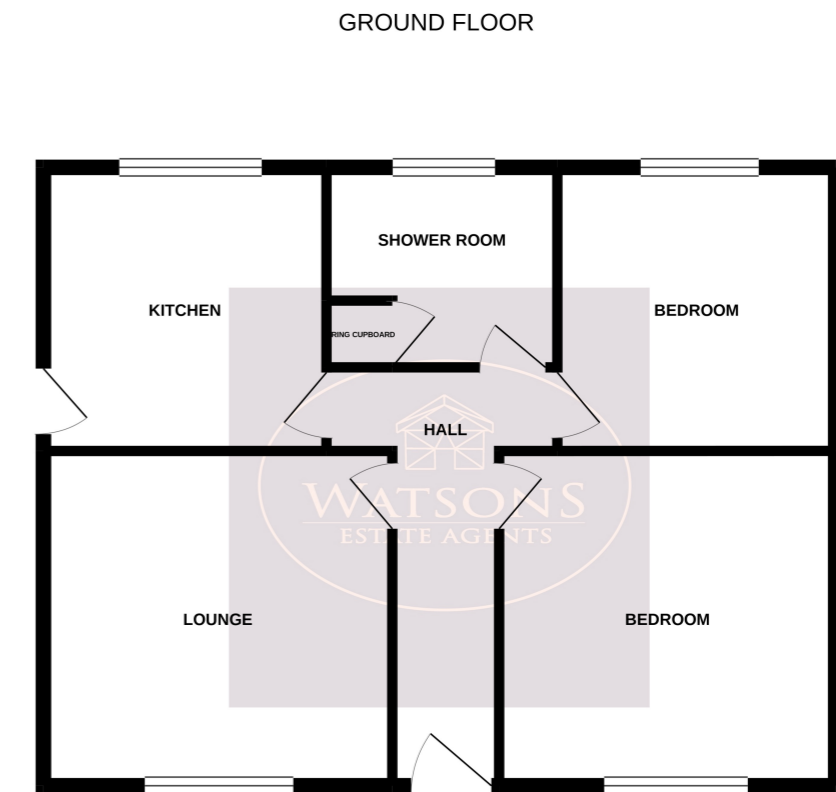
3.36m x 3.20m (11' 0" x 10' 6") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Access to the attic, radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a lawn garden and tarmac driveway offering ample off road parking. The low maintenance rear garden comprises of a paved patio, timber built decking and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.



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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