

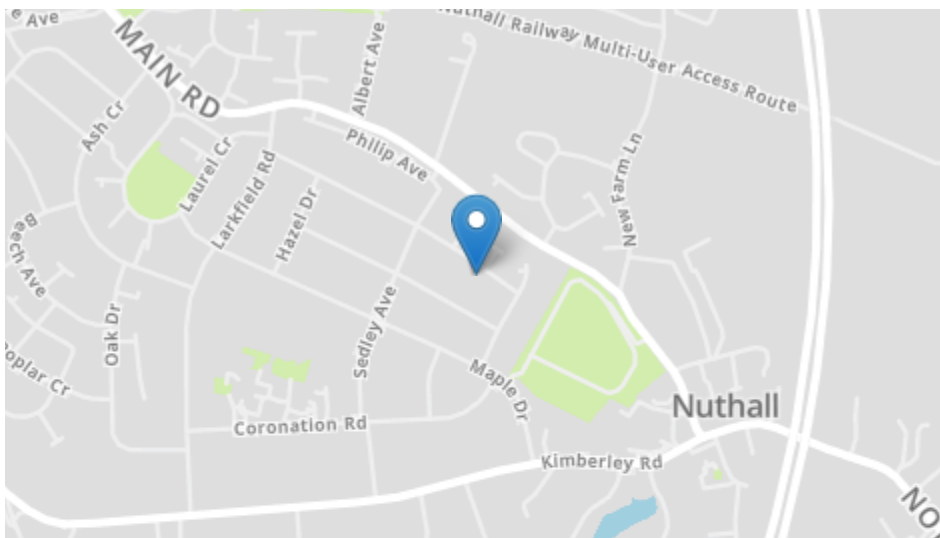
46 Philip Avenue, Nuthall, Nottingham, NG16 1EB

Guide Price £300,000



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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			
		85	89

England, Scotland & Wales

EU Directive 2002/91/EC

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 - 28133186



- Detached Bungalow
- Two Double Bedrooms
- Open Plan Lounge & Dining Area
- Two Driveways & Garage
- Low Maintenance Gardens
- No Upward Chain
- Sought After Location
- Walking Distance to Schools & Amenities

Our Seller says....

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



*** GUIDE PRICE £300,000 - £325,000 *** A spacious and well presented two double bedroom detached bungalow on the sought after 'Larkfields' estate in Nuthall. Benefiting from a generous lounge/diner, private rear garden, garage, and offered to the market with no upward chain. Briefly comprising; entrance hallway, bathroom, kitchen, lobby, two bedrooms, lounge/diner. Outside, driveway, garage and private rear garden. Located on the ever popular 'Larkfields' estate in Nuthall, the property is within easy reach of Kimberley town centre and the array of amenities on offer including cafes, shops, a supermarket and favoured school catchment. Contact Watsons today to arrange your viewing.

Entrance Hall

UPVC double glazed entrance door, laminate flooring and doors to all rooms.

Lounge Diner

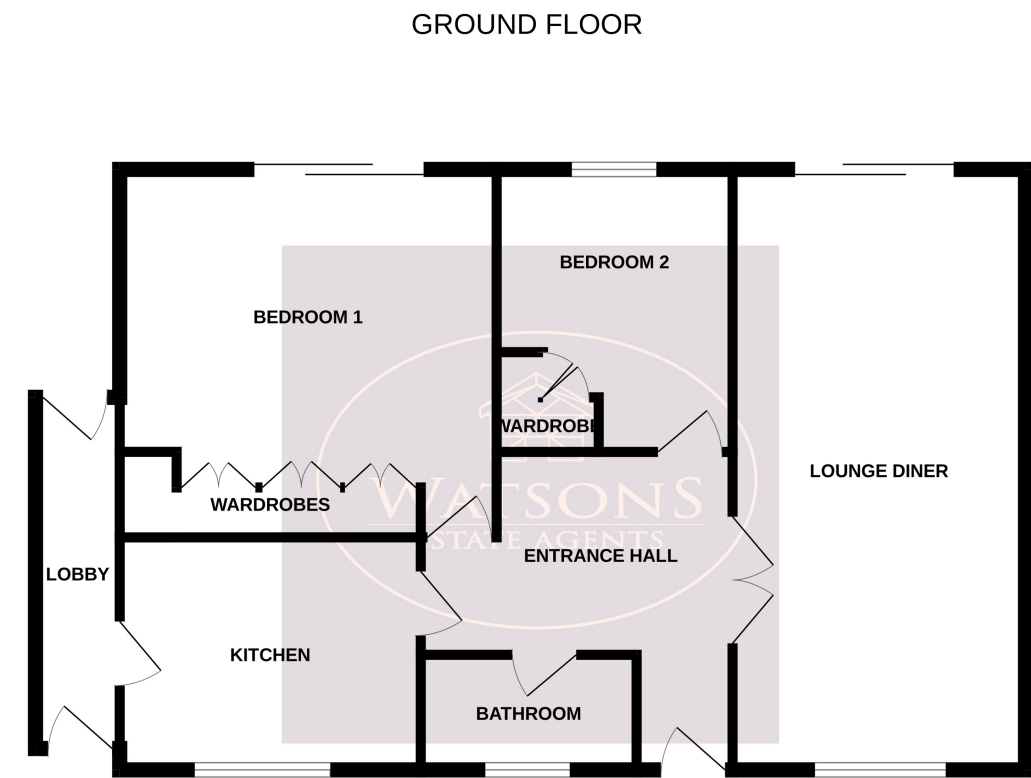
7.10m x 3.42m (23' 4" x 11' 3") UPVC double glazed window to the front, two radiators, uPVC double glazed sliding doors to the rear garden, French doors

Kitchen

3.55m x 2.76m (11' 8" x 9' 1") Fitted with high gloss wall and base units, work surfaces incorporating a single stainless steel sink unit and drainer. UPVC double glazed window to the front, tiled flooring, tiled splashbacks, plumbing for washing machine, ceiling spotlights, gas cooker connections and door to the lobby.

Bedroom 1

4.46m x 4.04m (14' 8" x 13' 3") A range of fitted furniture including wardrobes, drawers and bedside tables. Radiator and uPVC sliding doors to the rear garden.



Bedroom 2

3.03m x 2.96m (9' 11" x 9' 9") UPVC double glazed window to the rear, radiator and fitted wardrobe.

Shower Room

White three piece suite comprising of shower unit with mains shower, WC and vanity sink unit. UPVC double glazed window to the front, heated towel rail and tiling to the walls.

Lobby

UPVC double glazed doors to the front and rear, uPVC double glazed windows to the side, tiled flooring.

Outside

The front garden comprises of an artificial lawn with flower bed borders. There are two driveways providing ample off road parking and leading to a single garage. The garden is enclosed by a low wall and wrought iron gates. The good size rear garden features a paved patio area and artificial lawn with a central pathway and gravel bed borders, making this a low maintenance outdoor space. The rear garden is enclosed by timber fencing and there is direct access to the garage.