

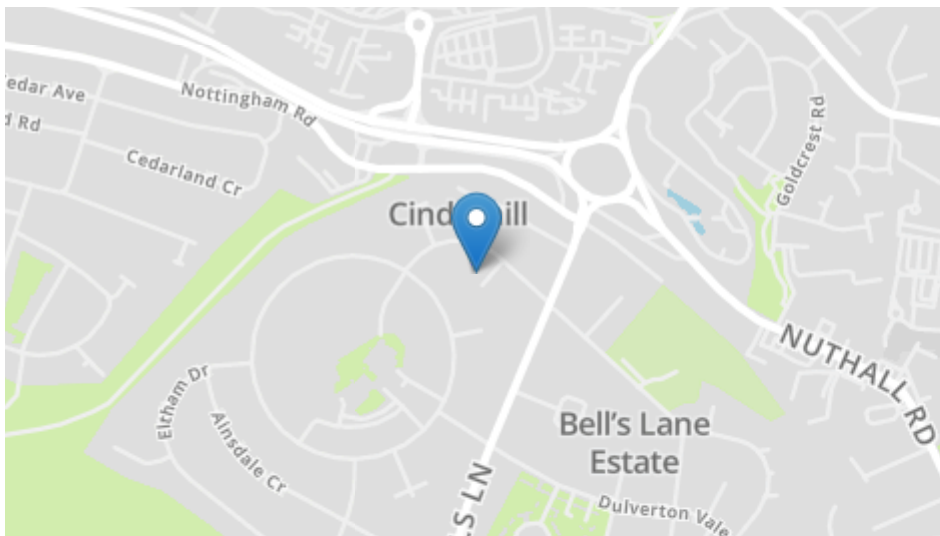
Tilbury Rise, NG8 6DE

Offers Over £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 - 25539901

Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- Ample Off Road Parking
- Detached Garage
- Low Maintenance Rear Garden
- Popular Residential Location
- Excellent Amenities Nearby
- Ease Of Access To Nottingham City Centre

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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*** A BEAUTIFUL HOME NOT TO BE MISSED *** If you're looking for the sort of home you can move straight in without the fuss of modernising, then we're confident this could be the property for you. The property in brief comprises to the ground floor; entrance hall, lounge with bay window and open plan dining kitchen with access to the rear garden. To the first floor landing giving access to three bedrooms and a three piece bathroom suite. To the outside a front garden with driveway providing off road parking and giving access to the garage. To the rear an enclosed south facing low maintenance garden with patio areas and gates access. The property is positioned in a quiet, residential location within reach of excellent transport and links, great schools and range of local amenities.

Ground Floor

Entrance Hall

Stairs to the first floor and door to the lounge.

Lounge

4.46m x 3.89m (14' 8" x 12' 9") UPVC double glazed bay window to the front, wood effect laminate flooring and radiator. Door to the dining kitchen.

Dining Kitchen

5.44m x 2.53m (17' 10" x 8' 4") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine and dishwasher. 2 uPVC double glazed windows to the rear, wood effect laminate flooring, radiator and door to the rear garden.

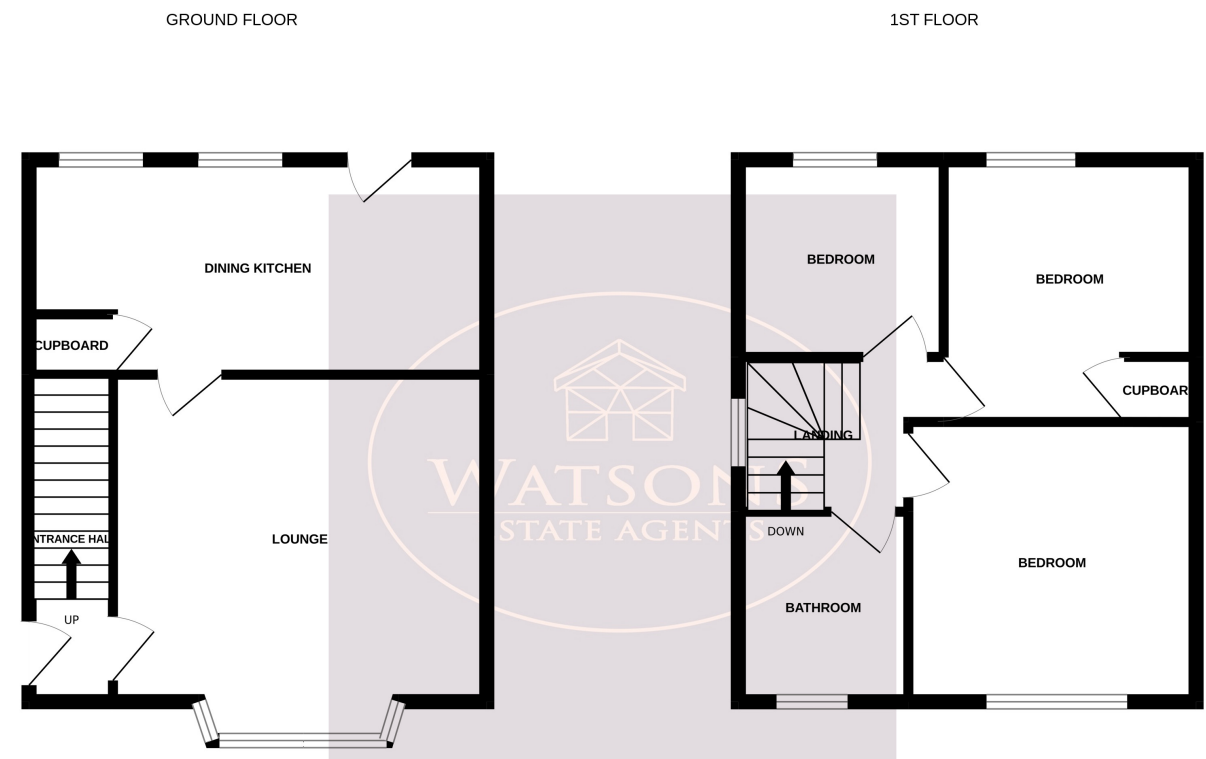
First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

3.39m x 2.94m (11' 1" x 9' 8") UPVC double glazed window to the front 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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Bedroom 2

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

Bedroom 3

2.46m x 2.11m (8' 1" x 6' 11") UPVC double glazed window to then rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights, wood effect laminate flooring and obscured uPVC double glazed window to the front.

Outside

To the front of the property are gravel beds. A concrete driveway to the front and running alongside the property provides ample off road parking leading to the detached garage with power. The rear garden offers a good level of privacy and comprises a paved patio and is enclosed by timber fencing to the perimeter with gated access to the side.