

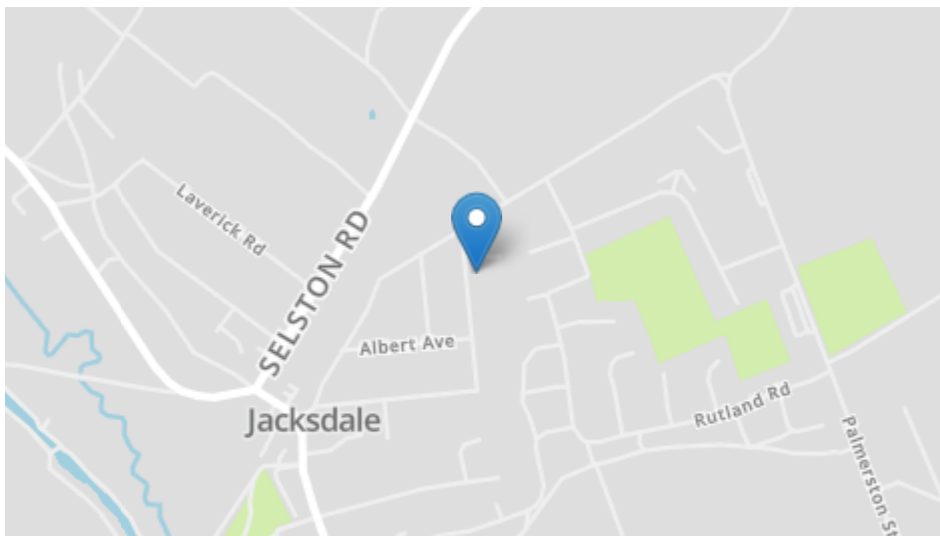
York Avenue, Jacksdale, NG16 5LA

£180,000

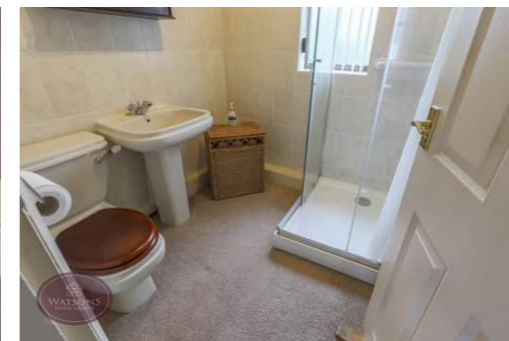


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	78
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Generous Lounge
- Dining Kitchen
- Downstairs WC
- Close to Amenities
- Good Road & Transport Links
- No Upward Chain

Our Seller says....

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 - 26917540

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



MAKE THIS HOME YOUR OWN Brought to the market with NO UPWARD CHAIN, a three bedroom semi-detached property with a MATURE rear garden and located in the popular village of Jacksdale. With the benefit of a downstairs wc and off road parking. Briefly comprising entrance hallway, lounge, dining kitchen, downstairs wc. To the first floor, three bedrooms and shower room. Outside, to the front is a driveway providing off road parking, and to the rear is a mature and private garden. Located in the popular village of Jacksdale, the village offers a range of shops, garden centre and tea room, and excellent road links providing access to the surrounding villages and towns. Call Watsons today to avoid disappointment and arrange your viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, and uPVC double glazed window to the side, stairs to the first floor, under stairs storage cupboard, radiator, doors to the lounge, WC and rear garden.

Lounge

4.12m x 3.64m (13' 6" x 11' 11") UPVC double glazed bay window to the front, radiator, brick built fireplace surround, double doors leading to the kitchen.

Dining Kitchen

3.67m x 3.32m (12' 0" x 10' 11") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit, integrated electric oven and hob. Wall mounted combination boiler, plumbing for washing machine, gas fireplace, pantry cupboard and uPVC double glazed window to the rear.

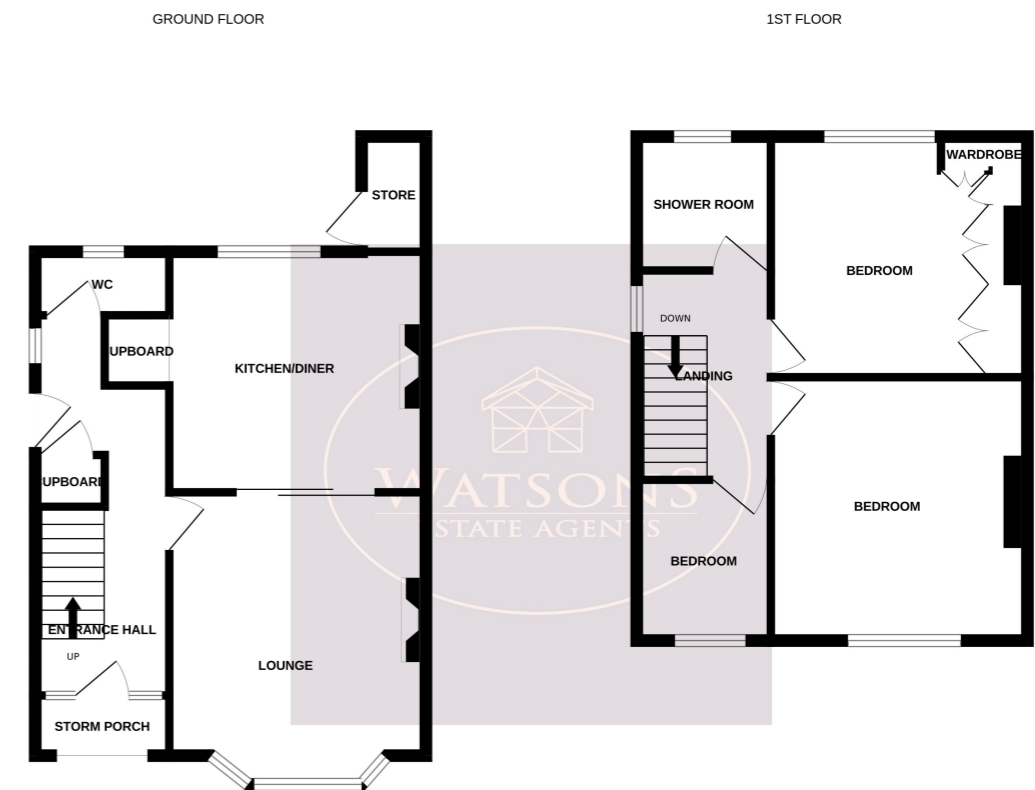
WC

WC & obscured uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the side, doors to all bedrooms and shower room, access to the partly boarded attic.



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 1

3.34m x 3.07m (10' 11" x 10' 1") UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2

3.66m x 3.65m (12' 0" x 12' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

2.29m x 1.9m (7' 6" x 6' 3") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising of WC, pedestal sink & shower cubical with mains shower, fully tiled walls, chrome heated towel rail and obscured uPVC window to the rear.

Outside

Tarmac driveway enclosed by brick wall to the front of the property. The rear garden is enclosed by timber fences and comprises of a paved patio area, timber shed, gravelled garden, and a mixture of mature trees and shrubs.