

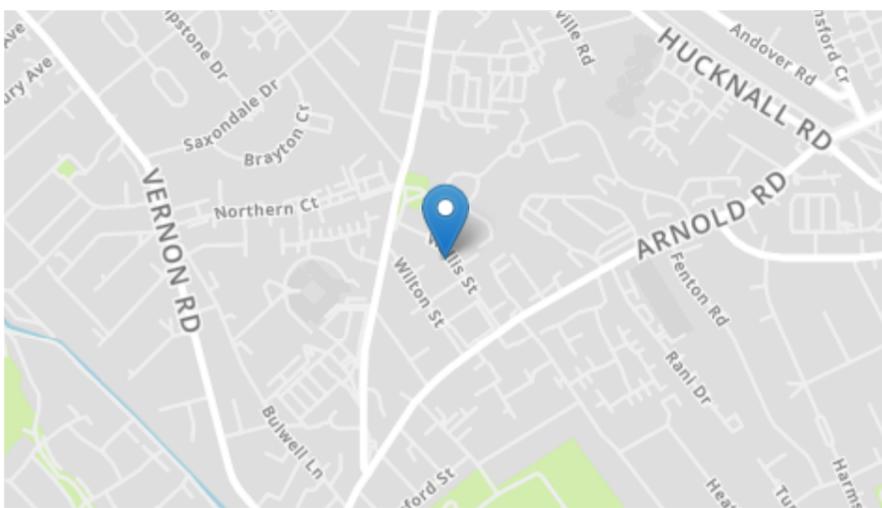
Wallis Street, NG6 0EP

Guide Price £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- End Terrace Victorian House
- 2 Bedrooms Plus Loft Room
- Generous Lounge
- Downstairs Bathroom
- Cellar Space
- South West Facing Rear Garden
- Ease of Access to Nottingham City Centre
- Fully Refurbished Throughout
- No Upward Chain

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 - 30010353

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 £160,000- £170,000 \*\*\* GREAT INVESTMENT OR FIRST TIME BUY \*\*\* Located in this popular location close to tram links and Nottingham City Centre, is this refurbished two/three bedroom Victorian end-terraced property. Features include a generous dining kitchen, two double bedrooms, a loft room/bedroom three, and a south-west facing rear garden. Briefly comprising; lounge, dining kitchen, rear lobby, bathroom. To the first floor, two double bedrooms, and to the second floor, loft room/third bedroom. Outside, to the rear is a low maintenance south-west facing garden. The property would be an ideal first purchase or investment, with the tram stop just up the road providing easy access to Nottingham city centre. Contact Watsons to arrange a viewing.

### Ground Floor

#### Lounge

4.21m x 3.44m (13' 10" x 11' 3") UPVC double glazed bay window and door to the front, radiator, feature fireplace, door to the inner lobby.

#### Inner Lobby

Door to the cellar and door to the dining kitchen.

#### Dining Kitchen

3.63m x 3.3m (11' 11" x 10' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, tiled flooring, wall mounted combination boiler. UPVC double glazed window to the rear and door to the stairs. Under stairs storage, door to the rear lobby.

#### Rear Lobby

Door to the rear garden and bathroom.

#### Downstairs Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed windows to the rear & side, airing cupboard, access to the attic, radiator and lino flooring.

### First Floor

#### Landing

Doors to bedrooms 1 & 2. Stairs to the loft room.



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

3.53m x 3.48m (11' 7" x 11' 5") UPVC double glazed window to the front and radiator.

#### Bedroom 2

3.35m x 2.66m (11' 0" x 8' 9") UPVC double glazed window to the rear and radiator.

### Second Floor

#### Loft Room

3.42m x 3.28m (11' 3" x 10' 9") UPVC double glazed window to the side, access to the attic, eaves storage and radiator.

### Outside

The front of the property is resin flooring palisaded by brick wall. The South West facing rear garden comprises a resin seating area enclosed by timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provided us with the following information: the Worcester Bosch boiler is located in the kitchen and was last serviced in December 2025.