

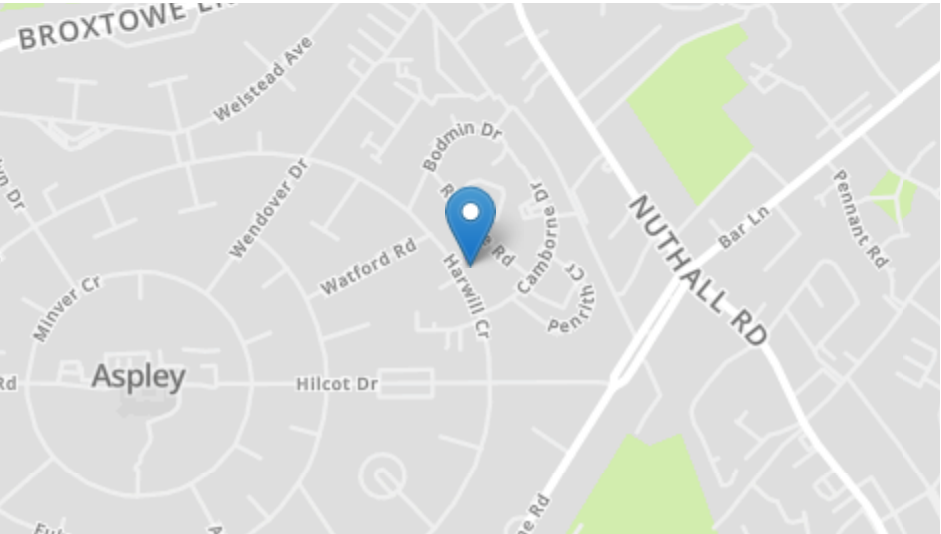
Harwill Crescent, NG8 5LE

Offers Over £200,000



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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		
England, Scotland & Wales	72	78
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 - 29717874



- Semi Detached Family Home
- 3 Bedrooms
- Driveway & Garage
- Low Maintance Garden
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- Popular Residential Location
- No Upward Chain

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



*** PUT YOUR OWN STAMP ON IT! *** This 3 bed semi (with NO UPWARD CHAIN) sits in a popular part of Nottingham within 2.5 miles of the City Centre. With easy access to a wide range of shops, excellent transport links and primary school within walking distance, it would be a great investment for a first time buyer. The accommodation could benefit from some modernisation, giving scope for the buyer to really make it their own - comprising in brief: entrance hall, lounge, dining kitchen, utility & downstairs wc, upstairs the landing leads to the 3 good size bedrooms and a superb modern shower room. Outside, the plot has been made low maintenance with paving, giving a good amount of off street parking to a detached garage. The rear garden is a good size and again gives the opportunity to adapt to personal preference. We expect this to be popular, so call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side, stairs to the first floor and wooden door to the lounge.

Lounge

4.89m x 4.56m (16' 1" x 15' 0") UPVC double glazed bay window to the front, brick built fire place with inset fire, feature ceiling beam, radiator and wooden door to the dining kitchen.

Dining Kitchen

4.43m x 2.88m (14' 6" x 9' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & microwave and gas hob with extractor over. UPVC double glazed window to the rear & side. Radiator, tiled flooring door to the rear garden and sliding door to the utility area.

Utility Area

Plumbing for washing machine and open to the WC. Radiator.

WC

WC and obscured uPVC double glazed window to the rear.

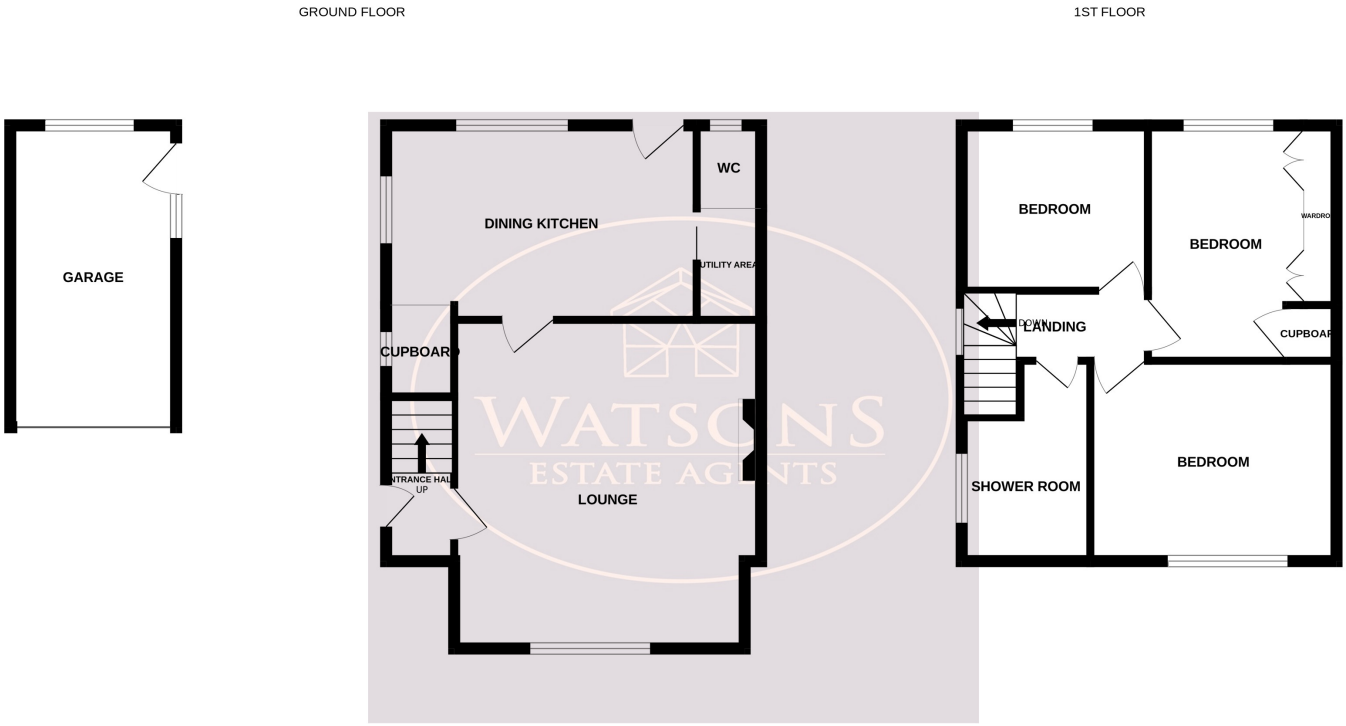
First Floor

Landing

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

Bedroom 1

3.66m x 2.98m (12' 0" x 9' 9") 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

3.53m x 2.76m (11' 7" x 9' 1") UPVC double glazed window to the rear, radiator and range of fitted furniture and storage cupboard.

Bedroom 3

2.77m x 2.44m (9' 1" x 8' 0") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubical. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a decorative paved patio and gravel beds with a range of plants & shrubs. A block paved driveway provides ample off road parking leading to the detached single garage with up & over door and power. The front is enclosed by brick wall and secured by wrought iron gates to the front. The rear garden comprises a paved patio, gravel beds with a range of plants & shrubs and side door to the garage. The garden is enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard in the 2nd bedroom and is around 11 years old. The boiler was last serviced in October 2025.