

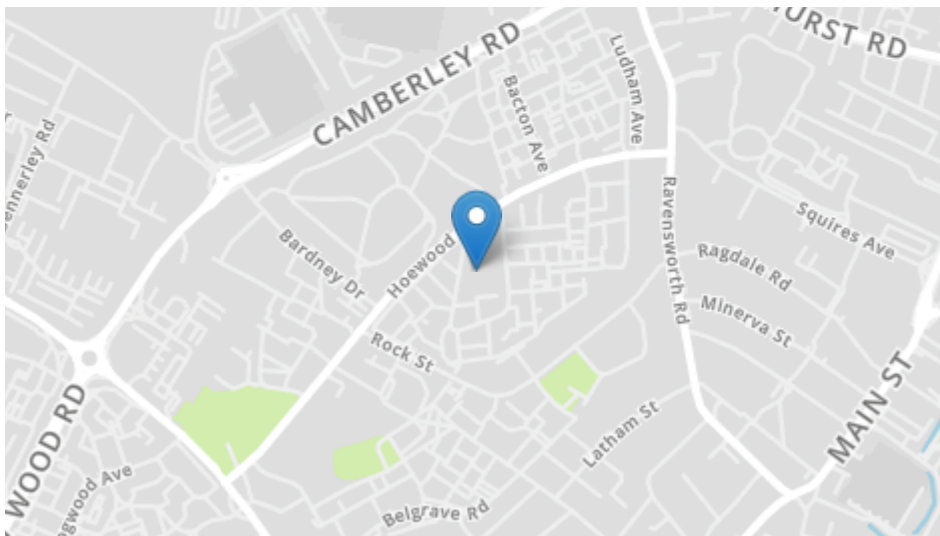
Duchess Street, NG6 8JR

Offers Over £140,000



Duchess Street, NG6 8JR

Offers Over £140,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</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			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Mid Town House
- 2 Double Bedrooms
- Generous Lounge
- Conservatory
- Driveway
- Low Maintenance Rear Garden
- Short Drive To Bulwell Town Centre
- 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 - 27377646

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



\*\*\* EXCITING OPPORTUNITY! \*\*\* Whether you are a first time buyer, down-sizer or savvy investor, this town house on the outskirts of Nottingham is well worth a look. With NO UPWARD CHAIN and requiring little cosmetic work, it is ready to go. In brief, the accommodation comprises: entrance hall to kitchen, lounge & conservatory, upstairs landing to the 2 DOUBLE bedrooms and bathroom. Outside, there is off street parking available with a driveway to the front, whilst the rear garden requires little maintenance and a timber shed provides useful additional storage. This popular location gives easy access to a wealth of amenities in nearby Bulwell Town Centre and the J26 of the M1 motorway is also just a short drive away. Call our sales team now to arrange a viewing.

## Ground Floor

### Storm Porch

Door to external storage cupboard.

### Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, stairs to the first floor and door to the kitchen.

### Kitchen

3.49m x 2.72m (11' 5" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, under stairs storage, tiled flooring and uPVC double glazed window to the front. Door to the lounge.

### Lounge

4.05m x 3.66m (13' 3" x 12' 0") Radiator and uPVC sliding patio doors leading to the conservatory.

### Conservatory

3.06m x 2.76m (10' 0" x 9' 1") Brick & uPVC double glazed construction, wood effect laminate flooring, glass roof and French doors leading to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 12024

## First Floor

### Landing

Doors to both bedrooms and bathroom.

### Bedroom 1

3.66m x 3.0m (12' 0" x 9' 10") UPVC double glazed window to the rear and radiator.

### Bedroom 2

2.71m x 2.56m (8' 11" x 8' 5") Built in wardrobe, uPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator.

### Outside

To the front of the property is a turfed lawn. A tarmac and paved driveway provides off road parking. The low maintenance rear garden comprises a paved patio, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the rear.