

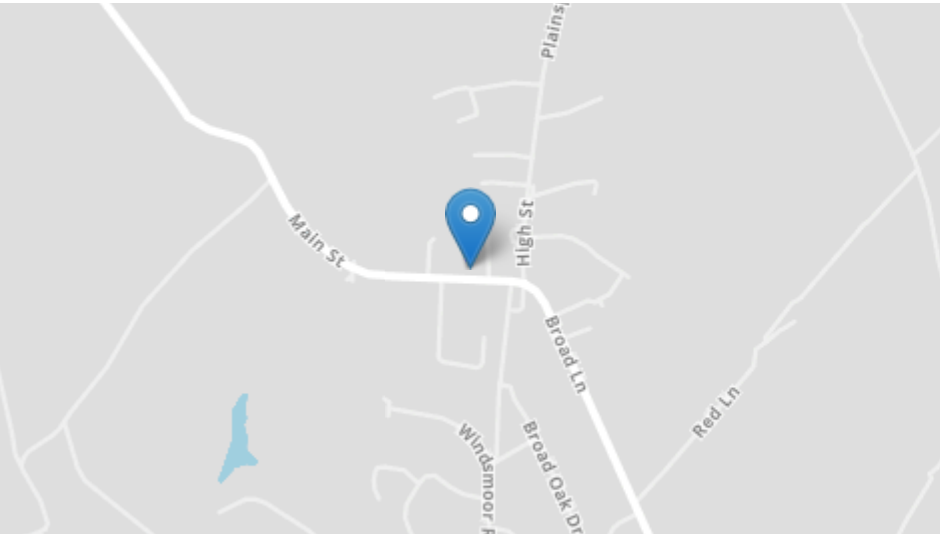
Main Street, Brinsley, Nottingham, NG16 5BG

£150,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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



- Mid Terrace House
- 2 Bedrooms
- Open Plan Lounge & Breakfast Kitchen
- Downstairs Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Great Roads & Transport Links
- Ideal For First Time Buyers & Investors

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 - 29149949

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





**\*\*\* CHARMING, COSY & QUAIN T \*\*\*** If you're a fan of character & are looking for something a little different, we have the perfect home! This CHAIN FREE mid terrace property is oozing with charm and offers just the right amount of space. Accommodation in brief comprises; open plan lounge & dining kitchen, ground floor bathroom and two good size bedrooms. Externally there is off road parking to the front and a good size rear garden perfect for the summer months. Located within the sought after village of Brinsley, this home offers the best of both worlds. There are a number of local amenities including a convenience store, chip shop, pharmacy and recreation ground. A wider range of amenities can be found in Eastwood Town Centre, just a short drive away. Regular Trent Barton buses run through the village with routes to Alfreton, Eastwood & Nottingham City Centre. To arrange your viewing call our team today! 01159385577 (option 2).

**Ground Floor**

**Lounge**

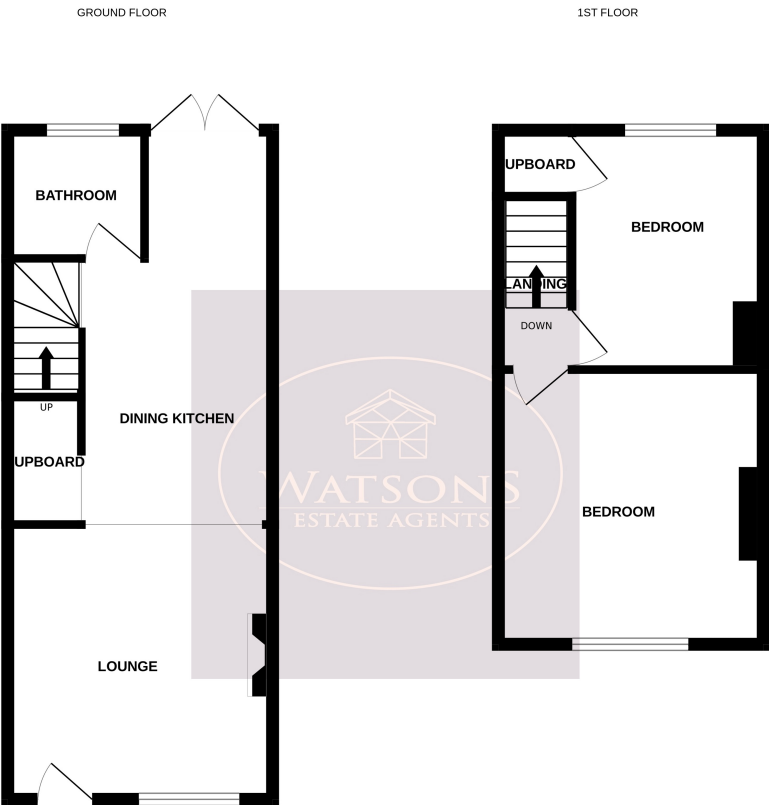
3.73m x 3.69m (12' 3" x 12' 1") Entrance door, uPVC double glazed window to the front, radiator, log burner, tiled flooring and open access to the breakfast kitchen.

**Breakfast Kitchen**

3.09m x 2.73m (10' 2" x 8' 11") A range of wall units with worksurfaces incorporating an inset Belfast ceramic sink, integrated fridge, freezer and space for oven. Plumbing for washing machine, tiled flooring, French doors to rear garden, stairs to first floor with under stairs storage cupboard and door to bathroom.

**Bathroom**

White 3 piece suite comprising wc, vanity sink with storage under, and panel bath with mains fed shower over. Radiator, obscured uPVC double glazed window to the rear, tiled flooring and tiled walls.



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Metroplan 12/02/25

**First Floor**

**Landing**

Doors to both bedrooms.

**Bedroom 1**

3.76m x 3.71m (12' 4" x 12' 2") UPVC double glazed window to the front, access to partially boarded and insulated loft and radiator.

**Bedroom 2**

3.22m x 2.77m (10' 7" x 9' 1") UPVC double glazed window to the rear, storage cupboard housing combination boiler and radiator.

**Outside**

The front of the property has a gravelled area for off road parking, with a paved pathway to the side leading towards the entrance door. The rear garden features a small patio area, turfed lawn, with a larger patio seating area to the rear with timber pergola, brick outbuilding and two timber sheds, palisaded by timber fencing.