

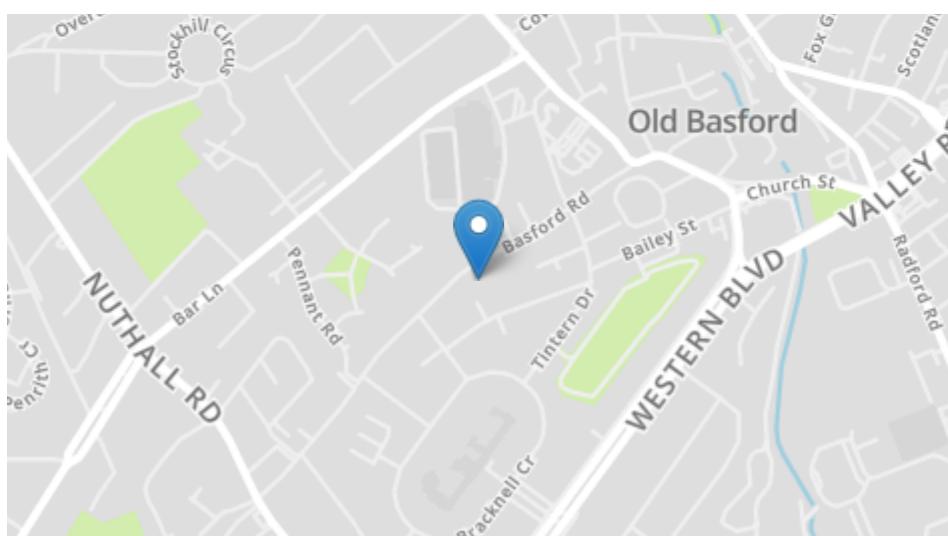
Basford Road, Nottingham, NG6 0JG

£180,000



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£180,000



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](mailto:mail@watsons-residential.co.uk)

Ref - 29865335

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](http://www.watsons-residential.co.uk)

- Semi Detached Family Home
- 2 Double Bedrooms
- Downstairs Bathroom & Separate WC
- Conservatory
- First Floor WC
- Off Road Parking
- South East Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to Nottingham City Centre

Our Seller says....





\*\*\* MAKE A HOUSE A HOME \*\*\* Brought to the market with no upward chain and located within easy reach of Nottingham and excellent transport links, is this two double bedroom semi-detached property in Basford. Features include a south-east facing rear garden, generous lounge/diner, a conservatory, a downstairs bathroom, separate WC, and upstairs WC amongst others. Briefly comprising; entrance hallway, lounge/diner, bathroom, kitchen, conservatory, downstairs WC. To the first floor, two double bedrooms and a WC. Outside, a driveway to the front provides off road parking, whilst to the rear is a privately enclosed south-east facing garden. Basford offers excellent transport and commuter links, with nearby bus, road and tram links to the city and beyond. Amenities are close by, catering for all day to day needs. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Stairs to the first floor and door to the lounge.

### Lounge

3.89m x 3.41m (12' 9" x 11' 2") UPVC double glazed bay window to the front, space for fire, radiator, door to the pantry with uPVC double glazed window to the side and door to the kitchen.

### Kitchen

3.03m x 2.49m (9' 11" x 8' 2") A range of matching base units, work surfaces incorporating a sink & drainer unit. Space for cooker, plumbing for washing machine, uPVC double glazed window to the rear, radiator, vinyl flooring and doors to bathroom and conservatory. Cupboard space.

### Bathroom

2 piece suite in white comprising pedestal sink unit and bath with electric shower over. Radiator, obscured uPVC double glazed window to the rear. Door to the storage cupboard.

### Conservatory

1.69m x 1.68m (5' 7" x 5' 6") Brick & uPVC double glazed construction, tiled flooring and doors to the rear garden and WC.

### WC

WC

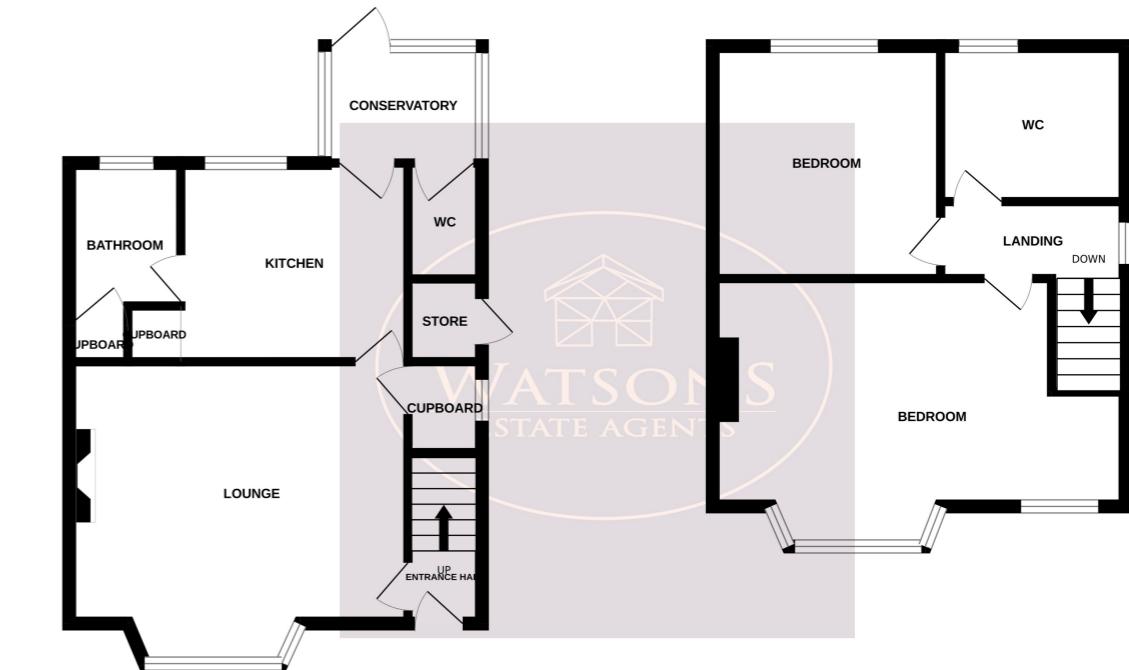
## First Floor

### Landing

UPVC double glazed window to the side and doors to both bedrooms and bathroom.

GROUND FLOOR

1ST FLOOR



Whilst every effort 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

3.97m x 3.38m (13' 0" x 11' 1") UPVC double glazed bay window to the front, uPVC double glazed window to the front and radiator.

### Bedroom 2

3.00m x 2.92m (9' 10" x 9' 7") UPVC double glazed window to the rear and radiator.

### WC

WC, wall mounted sink. Radiator and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn. A paved & gravel driveway provides ample off road parking. The front is enclosed by hedge and timber fencing to the perimeter and secured by double wrought iron gates. The South East facing rear garden comprises a turfed lawn, paved patio seating area, flower bed borders with a range of plants & shrubs, timber built shed, and door to the outside store and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the outside store and is two years old.