

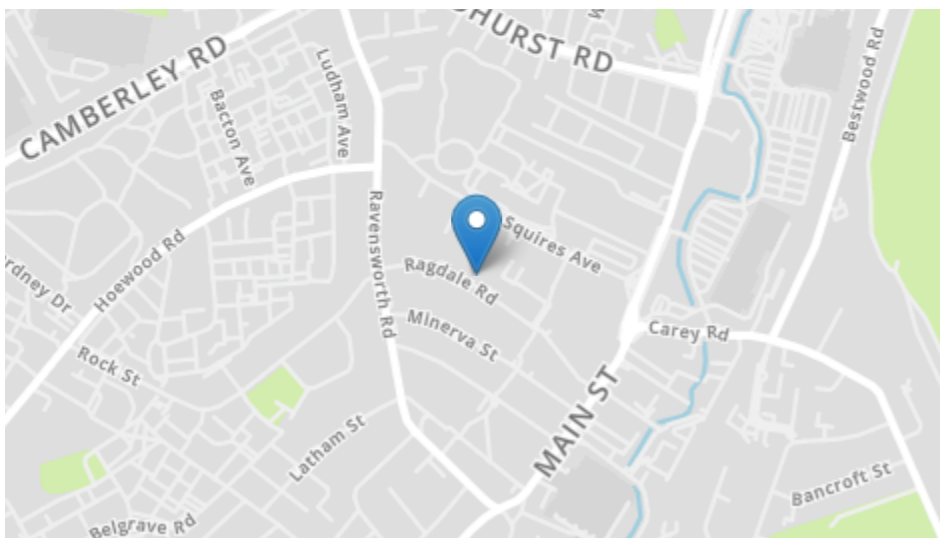
Ragdale Road, NG6 8GQ

Guide Price £110,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 - 27125037

- Mid Terrace House
- 2 DOUBLE Bedrooms
- 2 Reception Rooms
- Low Maintenance Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Tram
- Ideal First Buy Or Investment
- 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



*** GUIDE PRICE £110,000 - £120,000 *** *** GET A FIRM FOOT ON THE PROPERTY LADDER *** This spacious terrace property is located just outside Bulwell Town Centre would make a great starter home and an equally sound buy to let investment and is offered with NO UPWARD CHAIN. The property in brief comprises to the ground floor; lounge with bay window, dining room and generous fitted kitchen. To the first floor a landing giving access to two double in size bedrooms and a four piece bathroom suite. To the outside a front courtyard and to the rear an enclosed low maintenance garden with gated access to the rear. Ragdale Road is within close proximity of Bulwell Town Centre where you will find a variety of local amenities, eateries and retails shops as well as excellent transport links including the Tram Network which is only 2 miles away. This property must be viewed to be appreciated, call our team today to arrange your viewing!

Ground Floor

Dining Room

UPVC double glazed door to the front, uPVC double glazed bay window to the front, radiator and door to the lounge.

Lounge

3.65m x 3.62m (12' 0" x 11' 11") UPVC double glazed window to the rear, under stairs storage, door to the stairs to the first floor, radiator and open to the kitchen.

Kitchen

5.53m x 2.05m (18' 2" x 6' 9") A range of matching wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, boiler, radiator, breakfast bar. UPVC double glazed window to the side and doors to the rear and side.



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 misstatement. 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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First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom

3.64m x 3.63m (11' 11" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.65m x 2.76m (12' 0" x 9' 1") UPVC double glazed window to the rear, storage cupboard and radiator.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Storage cupboard, radiator and obscured uPVC double glazed window to the rear.

Outside

The low maintenance rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the rear.