

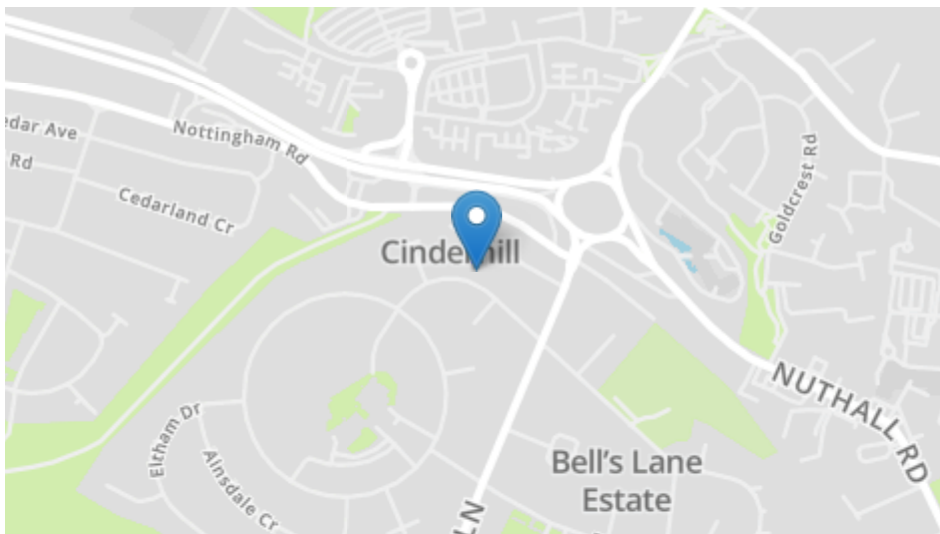
Tilbury Rise, NG8 6DF

£190,000



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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 - 26687432

- Semi Detached House
- 3 Bedrooms
- Dining Kitchen
- Off Road Parking
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre

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
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*** POP INTO THE CITY *** This semi detached property offers a prime location as well as just the right amount of space for you to put your own stamp on. Accommodation to the ground floor in brief comprises; lounge and open plan dining kitchen with access to the private rear garden. To the first floor there are three bedrooms and bathroom with three piece suite. Externally the property sits within a good size plot featuring a concrete driveway providing off road parking and a private rear garden. Located just off Cinderhill Island, this property is only a short drive from the M1 and boasts easy access straight into Nottingham City Centre with a variety of transport links including tram. Locally, there are both primary and secondary schools along with a range of local amenities. With ample potential as well as a convenient location - this property is simply one not to be missed! Contact our team today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door, stairs to the first floor and door to the lounge.

Lounge

4.5m into the bay x 4.0m (14' 9" x 13' 1") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

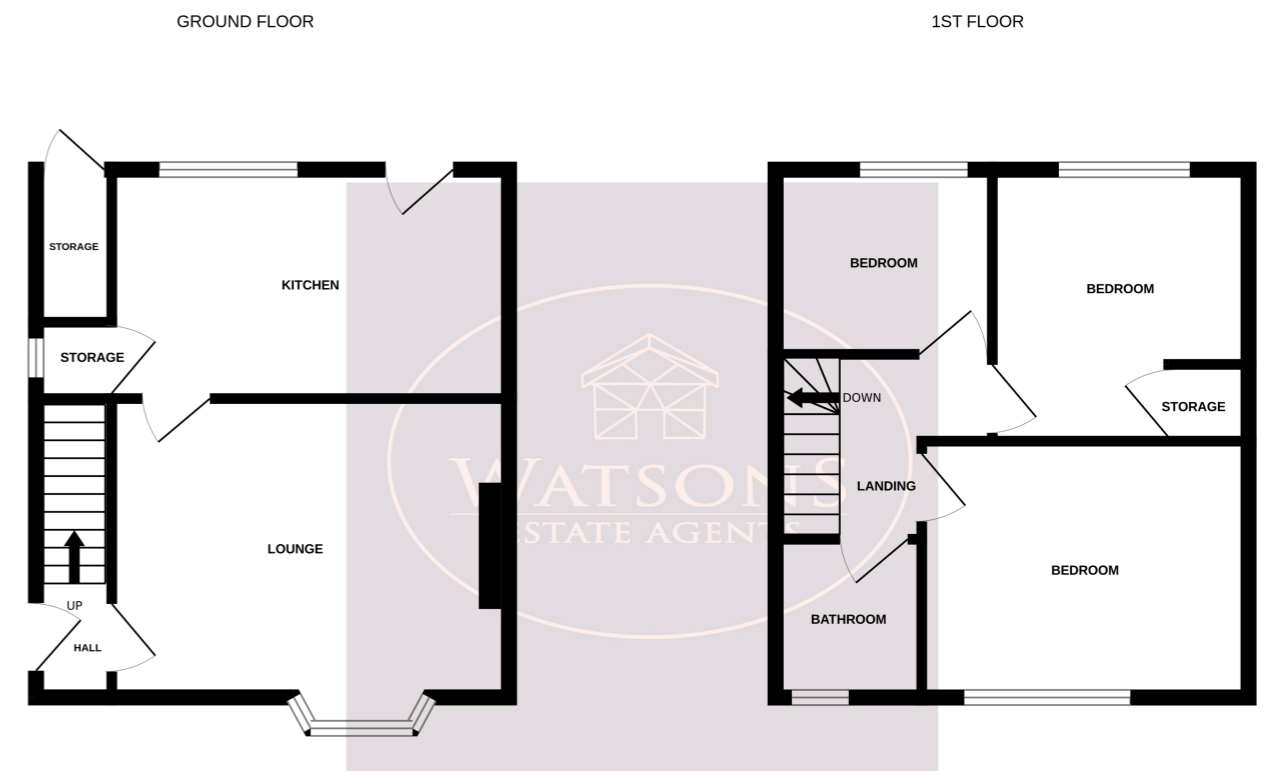
Dining Kitchen

4.53m x 2.58m (14' 10" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, under stairs storage/pantry, 2 uPVC double glazed windows to the rear, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.



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 1

3.39m x 2.97m (11' 1" x 9' 9") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 2

3.07m x 3.0m (10' 1" x 9' 10") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and airing cupboard housing the hot water tank.

Bedroom 3

2.43m x 2.12m (8' 0" x 6' 11") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bathroom

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

Outside

To the front of the property is a concrete driveway providing ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio with integrated storage cupboard, turfed lawn and is enclosed timber fencing.