

Westmorland Way, Jacksdale, NG16 5LZ

£210,000

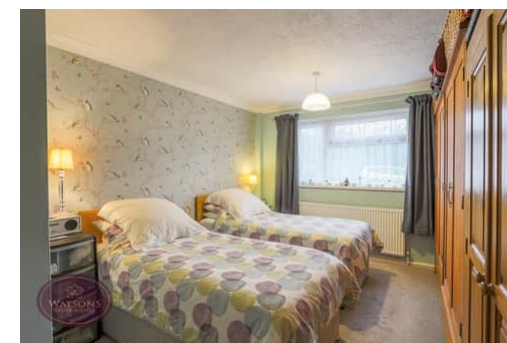


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- Two bedrooms
- Spacious Lounge
- Driveway
- Modern Shower Room
- South Facing Garden
- Amenities Within Walking Distance
- Good Road & Transport Links

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 - 27663486

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





\*\*\* YOUR FOREVER HOME? \*\*\* Having recently undergone refurbishment including refitted kitchen, bathroom and gas central heating, this 2 bedroom bungalow offers a rare opportunity to move in with peace of mind and minimal fuss. The quiet cul-de-sac location makes it a great forever home. In brief, the accommodation comprises: entrance hall, lounge, kitchen, 2 DOUBLE bedrooms and bathroom. Outside, the south-facing lawned rear is a pleasant space to enjoy the summer sun and there is good off street parking available with a driveway to the front. This a great home in a great location, just waiting to be discovered by the next lucky owner! Call our sales team now to arrange a viewing.

### Entrance Hall

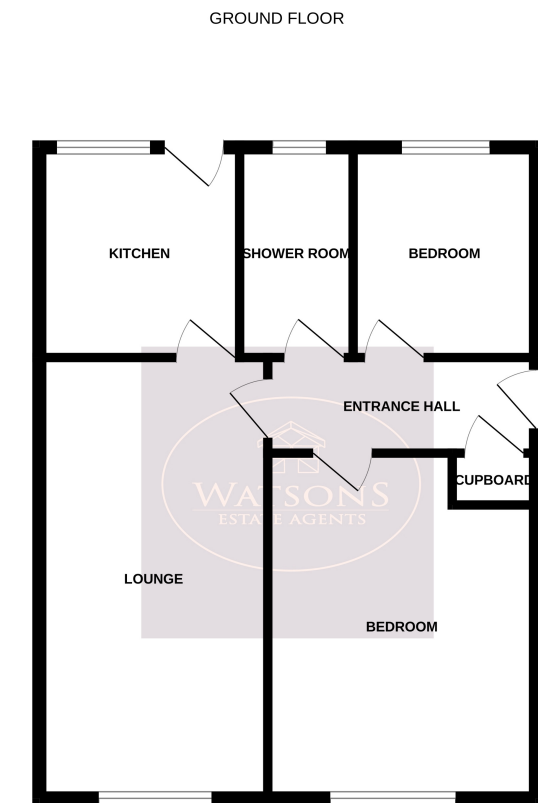
UPVC entrance door to the side of the property. Storage cupboard housing the combination boiler, radiator, doors to the kitchen, lounge, shower room and both bedrooms.

### Kitchen

2.67m x 2.45m (8' 9" x 8' 0") Base units with an Inset stainless steel sink & drainer unit. Integrated electric oven & hob. Plumbing for washing machine, uPVC double glazed window to the rear & door to the rear garden.

### Lounge

5.28m x 2.98m (17' 4" x 9' 9") UPVC double glazed window the the front, radiator and door to the kitchen.



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 quality or efficiency can be given.  
Made with Metrepro 12/2014

### Bedroom 1

4.12m x 3.26m (13' 6" x 10' 8") UPVC double glazed window to the front. Radiator.

### Bedroom 2

2.67m x 2.2m (8' 9" x 7' 3") UPVC double glazed window to the rear. Radiator.

### Shower Room

White 3 piece suite comprising of a concealed cistern WC, vanity sink unit and a double shower unit with electric shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail and extractor fan.

### Outside

Tarmacadam & gravel driveway with space for multiple cars to the front and side of the property. The rear, South facing garden has a patio area, turfed lawn and flower beds & borders with plants & shrubs, enclosed by walls, hedges and timber fences.