

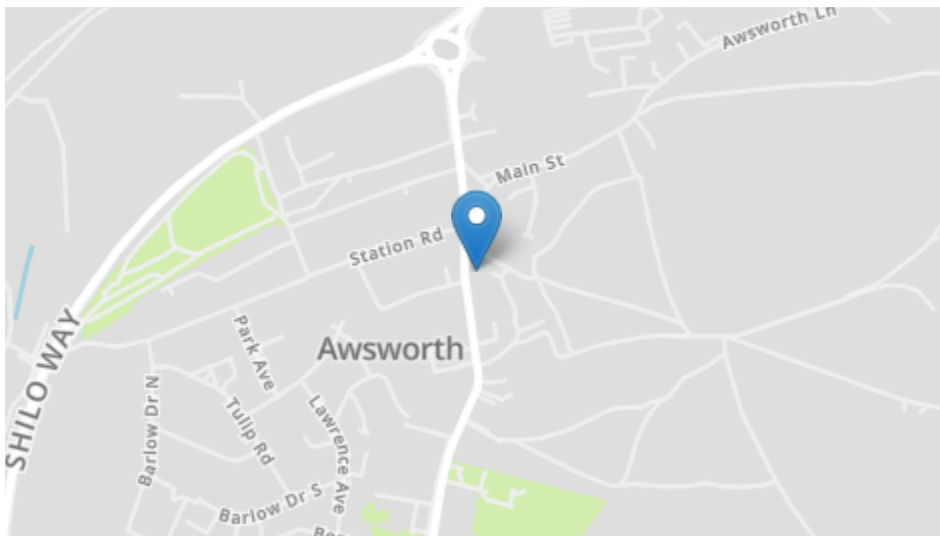
Main Street, Awsworth, NG16 2QT

Offers Over £125,000

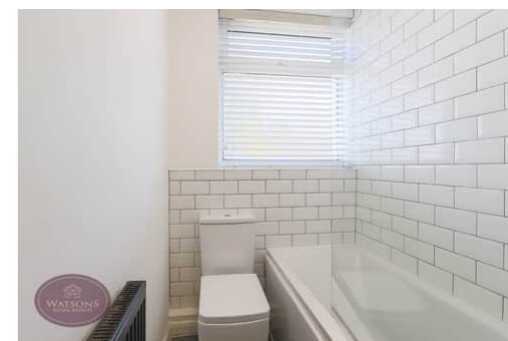


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 DOUBLE Bedrooms
- Generous Lounge Diner
- Fitted Kitchen
- 3 Piece Family Bathroom
- Excellent Road & Public Transport Links
- Ideal First Buy or Investment
- No Upward Chain

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 - 27377735

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



**\*\*\* CALLING ALL FIRST TIME BUYERS \*\*\*** Whether you are a first time buyer or perhaps down-sizing, this terrace home in Awsworth could be for you. It comes with **NO UPWARD CHAIN** and is **PRICED TO SELL**. The accommodation is deceptively spacious and comprises in brief: open plan lounge diner, and kitchen to the ground floor, with the 2 **DOUBLE** bedrooms & family bathroom to the first floor. To the rear is the private garden and on street parking to the front. The nearby towns of Kimberley, Eastwood & Ilkeston give easy access to a wealth of amenities, whilst there are excellent transport links with the A610 to M1 motorway and train stations nearby. Call our sales team for more information - this is an excellent opportunity to get onto the property ladder.

## Ground Floor

### Lounge Diner

7.89m x 3.39m (25' 11" x 11' 1") UPVC double glazed entrance door to the front, uPVC double glazed windows to the front & rear, stairs to the first floor and door to the kitchen.

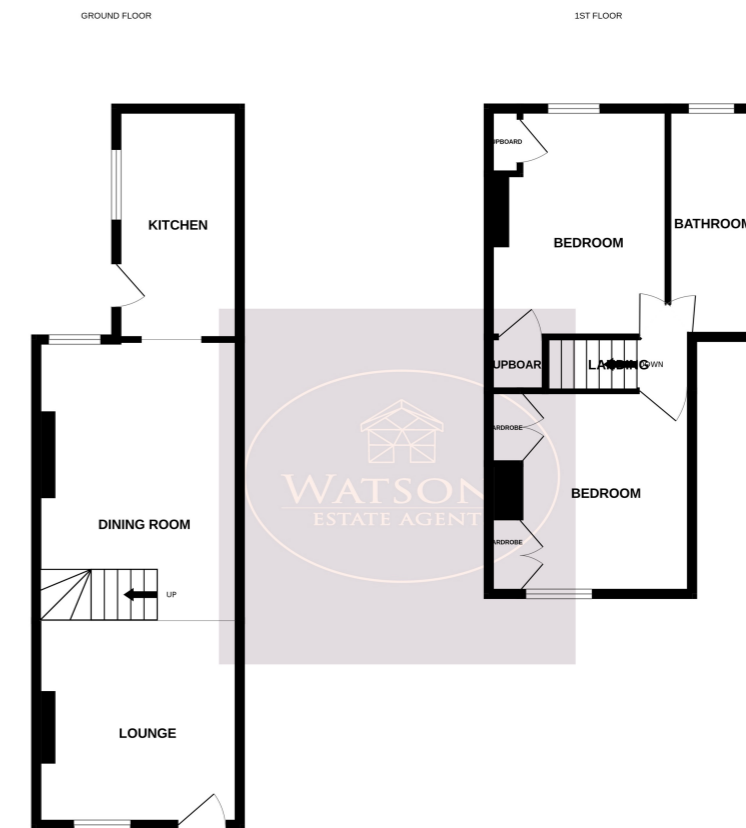
### Kitchen

3.12m x 1.75m (10' 3" x 5' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over and fridge. Ceiling spotlights and door to the side.

## First Floor

### Landing

Doors to both bedrooms and bathroom.



While 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

3.36m x 3.02m (11' 0" x 9' 11") UPVC double glazed window to the front, 2 built in double wardrobes and radiator.

### Bedroom 2

3.45m x 3.2m (11' 4" x 10' 6") UPVC double glazed window to the rear, radiator, built in storage cupboard housing the combination boiler and built in storage cupboard with access to the attic.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear and radiator.

### Outside

The rear garden offers a good level of privacy and comprises a concrete patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.