

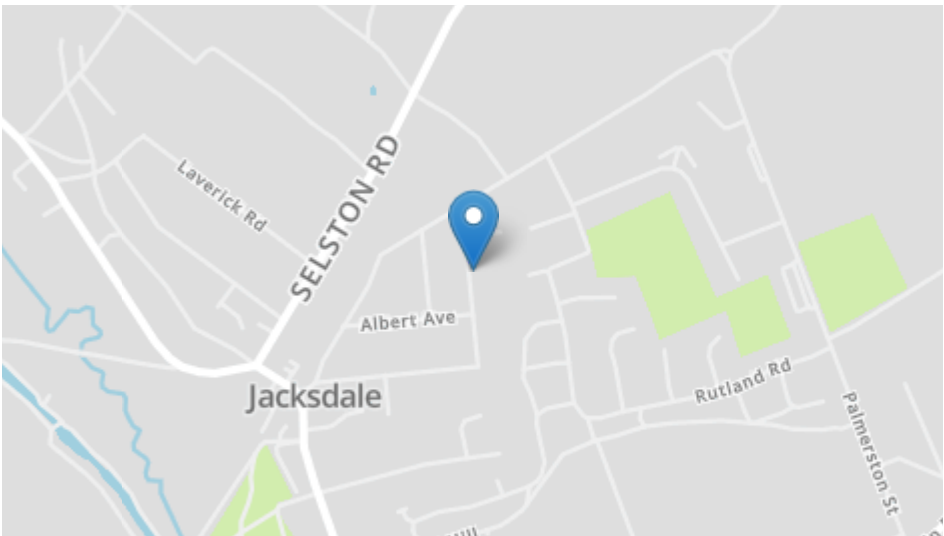
York Avenue, Jacksdale, NG16 5LA

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached
- 3 Bedrooms
- Dining Lounge & Kitchen
- Modern Fitted Kitchen
- Conservatory
- Enclosed West Facing Rear Garden
- Well Presented Throughout
- Generous Driveway & Garage
- Good Road Links & Close To Amenities
- Walking Distance From Nature Reserve

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 - 29051717

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



*** OFFERS OVER £230,000 *** THE PERFECT PLACE FOR YOU AND YOUR FAMILY! *** This charming 3 bedroom semi detached family home is located in the desirable village of Jacksdale and within walking distance to shops, schools and many other local amenities this is a rare opportunity to acquire a fantastic family home. Comprising internally of an entrance hallway, light and airy lounge/dining room, conservatory, fitted kitchen, three bedrooms with a family bathroom and to the outside a private and sunny WEST FACING garden, private driveway and detached garage. Call us now to secure an early viewing on this very special home.

Ground Floor

Entrance Hall

UPVC entrance door, cloak room, stairs to first floor and uPVC double glazed window to the front.

Dining Lounge

9.79m x 3.73m (32' 1" x 12' 3") UPVC double glazed window to the front, two radiators and French doors to the conservatory.

Kitchen

3.61m x 2.70m (11' 10" x 8' 10") A range of wall & base units with worksurfaces incorporating inset dink & drainer unit. Integrated appliances including electric oven and hob, fridge freezer and plumbing for washing machine. UPVC double glazed window to the rear, radiator and door to dining lounge.

Conservatory

3.02m x 2.74m (9' 11" x 9' 0") UPVC double glazed windows to the side and rear, tiled flooring and French doors to the rear garden.

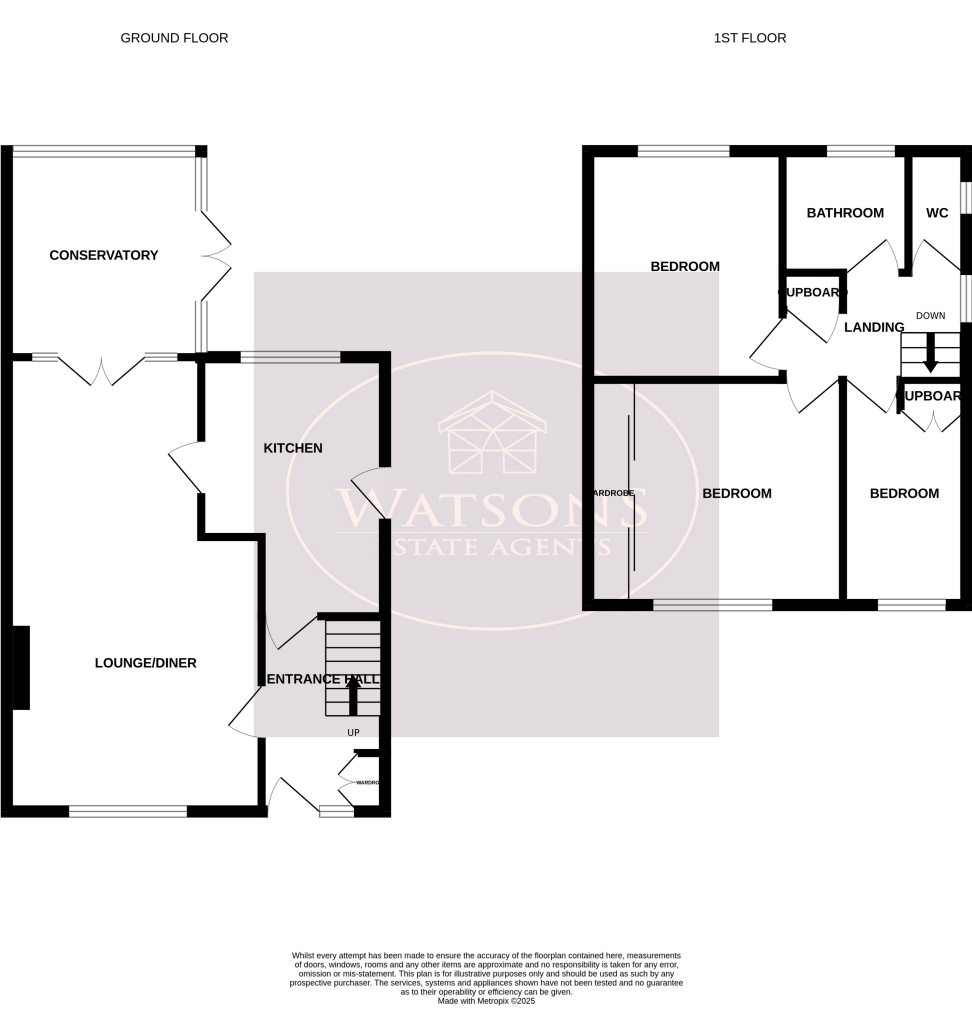
First Floor

First Floor Landing

UPVC double glazed window to the side, build in storage cupboard, access to attic housing combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

3.15m x 3.14m (10' 4" x 10' 4") UPVC double glazed window to the front, fitted sliding door wardrobe and radiator.



Bedroom 2

3.14m x 2.80m (10' 4" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.09m x 1.79m (10' 2" x 5' 10") UPVC double glazed window to the front, fitted storage cupboard and radiator.

Bathroom

White 2 piece suite comprising , vanity mirror with storage and mains fed shower. Obscured uPVC double glazed window to the rear, laminate wood flooring and tiled walls.

WC

UPVC double glazed window to the side, wc, laminate wood flooring and tiled walls.

Outside

The front of the property features a paved driveway leading to the rear garden and garage, hedged by a turfed lawn with edging and flower beds and enclosed with a brick half wall. To the rear of the property is a paved patio seating area, garage and turfed lawn, enclosed by timber fencing and hedges.