

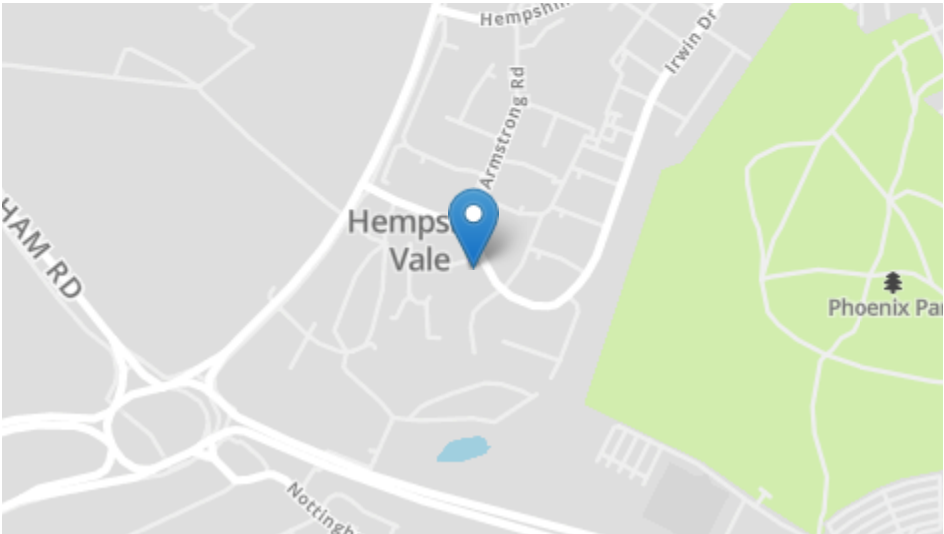
Apollo Drive, NG6 7AE

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	68	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached House
- 3 Bedrooms
- Open Plan Lounge Dining Area
- Off Road Parking
- South East Facing Rear Garden
- Popular Residential Location
- Ease of Access to A610 & M1
- 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 - 29489433

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





\*\*\* HOUSTON, WE HAVE A NEW PROPERTY \*\*\* Brought to the market with no upward chain, is this well presented three bedroom semi-detached property on the popular Hemphill Vale estate. Features include two reception rooms, a driveway, and private south-east facing rear garden. Briefly comprising; entrance hallway, lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing off road parking, and a lovely south-east facing garden, perfect for enjoying the evening sun. Located on Hemphill Vale, nearby amenities include excellent transport links including the A610 providing ease of access into Nottingham, tram and bus routes, and the surrounding towns of Kimberley and Bulwell cater for all day to day needs. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

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

Lounge

4.17m x 3.85m (13' 8" x 12' 8") UPVC double glazed bay window to the front, radiator, storage cupboard housing the boiler and open to the dining area.

Dining Area

3.18m x 2.53m (10' 5" x 8' 4") UPVC double glazed window to the rear, radiator and open to the kitchen.

Kitchen

3.3m x 2.2m (10' 10" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, uPVC double glazed window to the side, radiator and door to the rear garden.

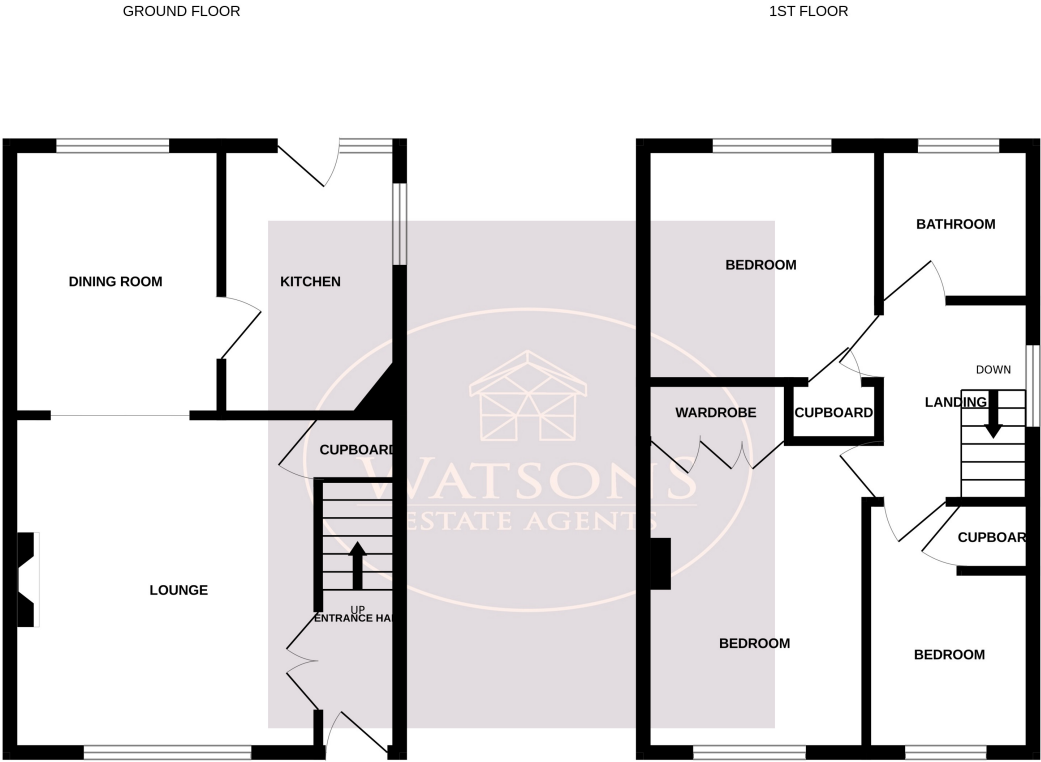
First Floor

Landing

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

Bedroom 1

4.02m x 2.82m (13' 2" x 9' 3") UPVC double glazed window to the front, fitted wardrobes and radiator.



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 2

2.76m x 2.83m (9' 1" x 9' 3") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

3.12m x 2.06m (10' 3" x 6' 9") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

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

Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking. The South East facing rear garden offers a good level of privacy and comprises a paved patio seating area, decorative paved area, timber built shed, flower bed borders with a range of mature plants, shrubs and trees. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The seller has provided us with the following information: The boiler is located in the cupboard in the lounge and is around 10 years old and was last serviced June 2025.