

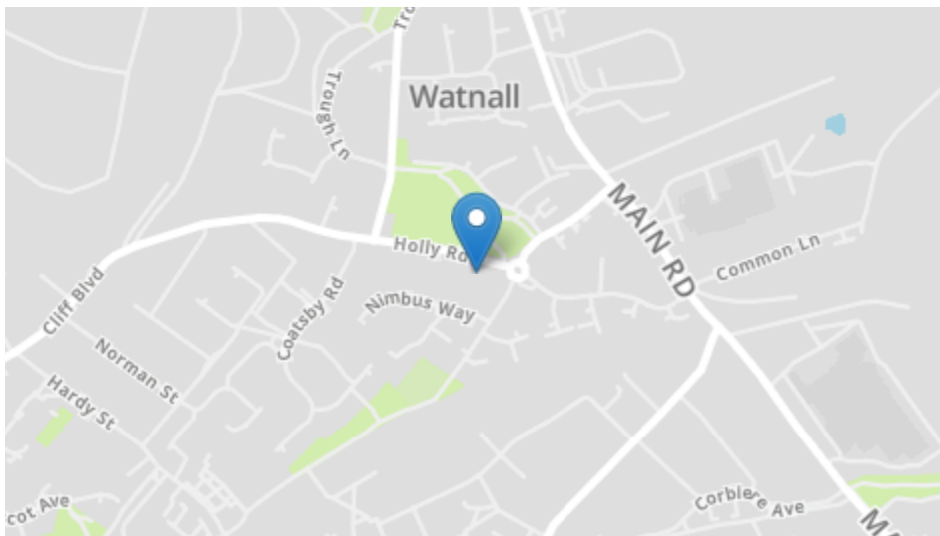
Holly Road, Watnall, NG16 1HP

£195,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Semi Detached House
- 3 Bedrooms
- Off Road Parking
- Generous Rear Garden
- Favoured School Catchment
- Popular Residential Location
- Short Drive To Kimberley Town Centre
- No Upward Chain

Our Seller says....

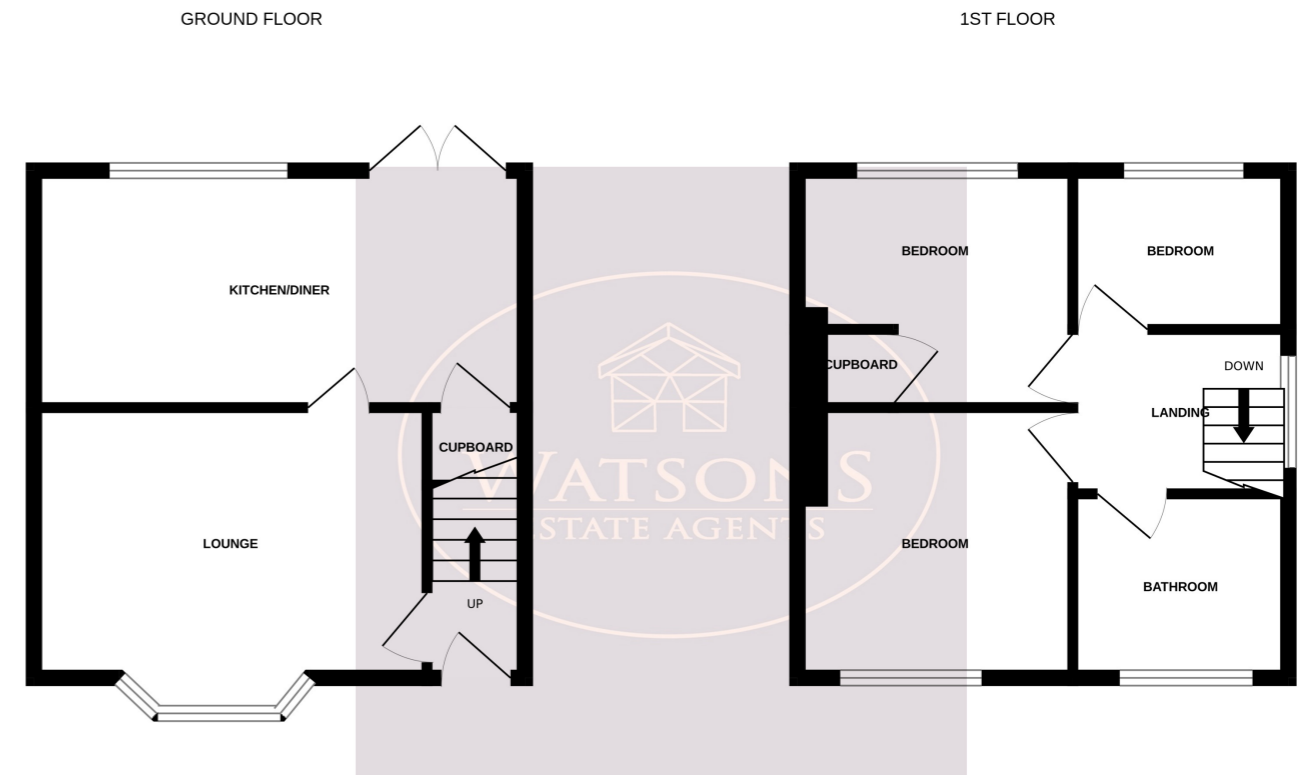
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26406978

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



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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*** CHECK OUT THAT GARDEN! *** This semi detached house is offered for sale in this much sought after, quiet location and benefits from NO UPWARD CHAIN. The property in brief comprises to the ground floor; entrance hall, lounge and dining kitchen overlooking the rear garden. On the first floor, the landing gives access to three bedrooms and family bathroom which is fitted with a white three piece suite. Outside, there is a generous lawned garden to the rear providing potential to extend the property (subject to obtaining the necessary consents). To the front of the property a driveway provides off road parking. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

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

Lounge

4.36m x 4.2m (14' 4" x 13' 9") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

Dining Kitchen

5.4m x 2.6m (17' 9" x 8' 6") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, under stairs storage housing the wall mounted boiler. UPVC double glazed window to the rear and uPVC double glazed French doors leading 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.

Bedroom 1

3.44m x 2.86m (11' 3" x 9' 5") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 2

3.18m x 2.86m (10' 5" x 9' 5") UPVC double glazed window to the front and radiator.

Bedroom 3

2.43m x 2.41m (8' 0" x 7' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a gravel driveway providing ample off road parking. The generous rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.