

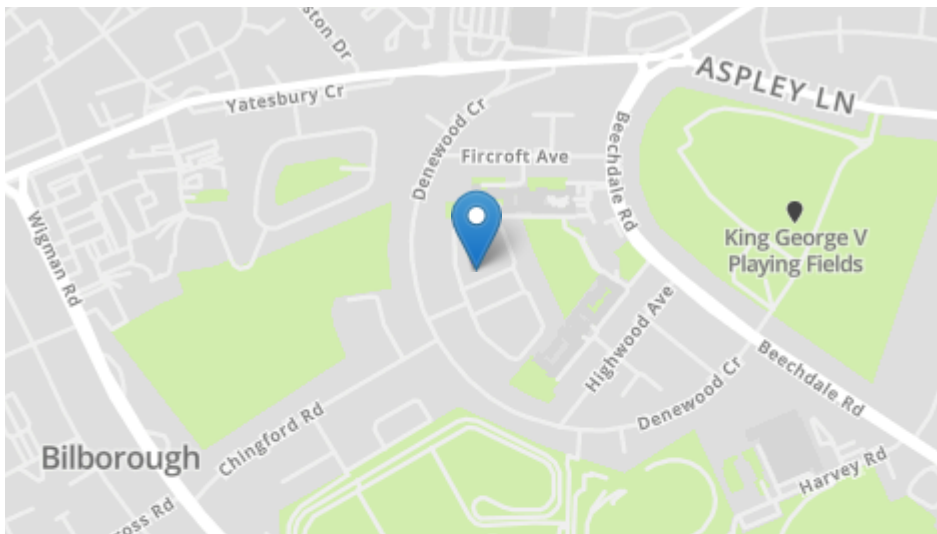
Dallington Street, NG8 3DJ

£200,000



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£200,000



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 - 29479945



- 3 Storey End Town House
- 2 DOUBLE Bedrooms
- Downstairs Shower Room & En Suite Bathroom
- 1 Allocated Parking Space
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

Our Seller says....

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  
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\*\*\* TREMENDOUS TOWN HOUSE! \*\*\* This modern end town house in a particularly well regarded area of Beechdale offers something a little different. Newly built less than 5 years ago, the accommodation is arranged over 3 floors and would be perfect for young professionals & first time buyers - comprising in brief: entrance hall to bedroom 2, downstairs shower room & stairs up to the open plan lounge kitchen. The primary bedroom is on the 2nd floor and benefits from en suite facilities for convenience. The property has been well maintained and there is 5 years remaining on the builders warranty for peace of mind. There is no garden maintenance to worry about, but an allocated parking space directly outside also has an electric car charging point. Being little more than 3 miles away, Nottingham City Centre is an easy commute, whilst there are also some excellent amenities within walking distance including shops, school, GP and Harvey Hadden sports facility. Call us now to arrange a viewing.

### Ground Floor

#### Entrance Hall

Composite entrance door to the front, ceiling spotlights, radiator, stairs to the first floor and doors to bedroom 2, shower room and cloakroom housing the combination boiler and with plumbing for washing machine.

#### Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with dual rainfall effect shower over, chrome heated towel rail, extractor fan, ceiling spotlights and under stairs storage cupboard.

#### Bedroom 2

4.7m x 2.68m (15' 5" x 8' 10") 2 uPVC double glazed windows to the front and ceiling spotlights.

### First Floor

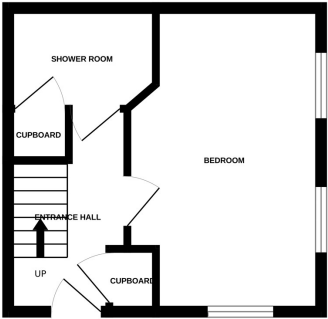
#### Landing

UPVC double glazed window to the front and radiator. Door to the open plan Lounge dining kitchen and stairs to the second floor.

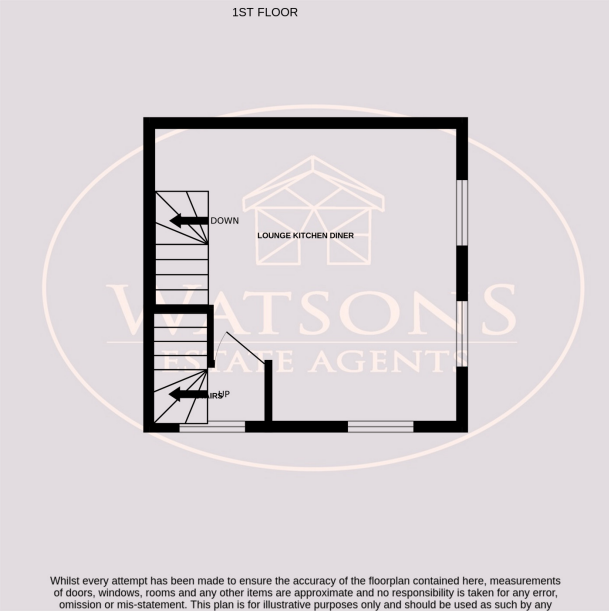
#### Open Plan Lounge & Dining Kitchen

3.5m (4.7m max) x 4.7m (11' 6" x 15' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, washing machine and dishwasher. 2 uPVC double glazed windows to the front, ceiling spotlights and 2 radiators.

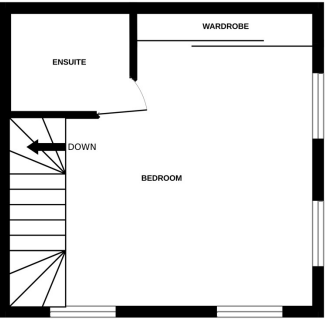
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Second Floor

#### Landing

Door to the primary bedroom.

#### Primary Bedroom.

4.69m max x 2.89m (15' 5" x 9' 6") 2 UPVC double glazed windows to the side, ceiling spotlights, radiator, fitted sliding door wardrobes and door to the en suite.

#### En Suite

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail and extractor fan.

#### Outside

To the front of the property is a turfed lawn. Adjacent to the property is an allocated parking space, e car charging point, bin store and bike store.

### Agents Note

The seller has provided us with the following information: The boiler is located in the ground floor storage cupboard and is 3 and a half years old and was last serviced in 2024. The management fee is approximately £180 per annum, the management company is Mead Fleet.