

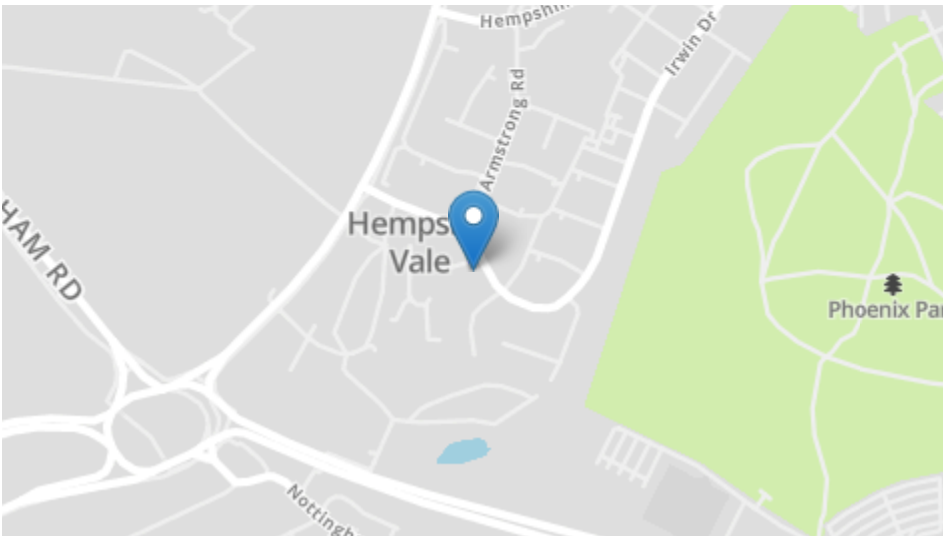
Apollo Drive, Nottingham, NG6 7AE

Offers Over £230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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 Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Ample Off Road Parking & Garage
- South East Facing Rear Garden
- Popular Residential Location
- Walking Distance To Amenities
- Ease of Access to M1 & A610

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 - 29600938

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 *** Located on the popular Hemphill Vale estate, is this spacious three bedroom semi-detached home. An ideal first time buy, 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 private south-east facing garden to the rear. Located on Hemphill Vale, nearby amenities include excellent transport and commuter links providing easy access to the city centre. The surrounding towns of Kimberley and Bulwell provide an array of shops, catering for all day to day needs, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

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

Lounge

4.34m x 3.79m (14' 3" x 12' 5") UPVC double glazed window to the front, storage cupboard, feature fire place with inset space for fire, radiator and French doors to the dining kitchen.

Dining Kitchen

4.82m x 3.38m (15' 10" x 11' 1") 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 and fridge freezer. Plumbing for washing machine, breakfast bar with inset gas hob with extractor over, ceiling spotlights, radiator, wood effect laminate flooring, uPVC double glazed window to the side and uPVC double glazed French doors to the rear garden. Door to the rear garden.

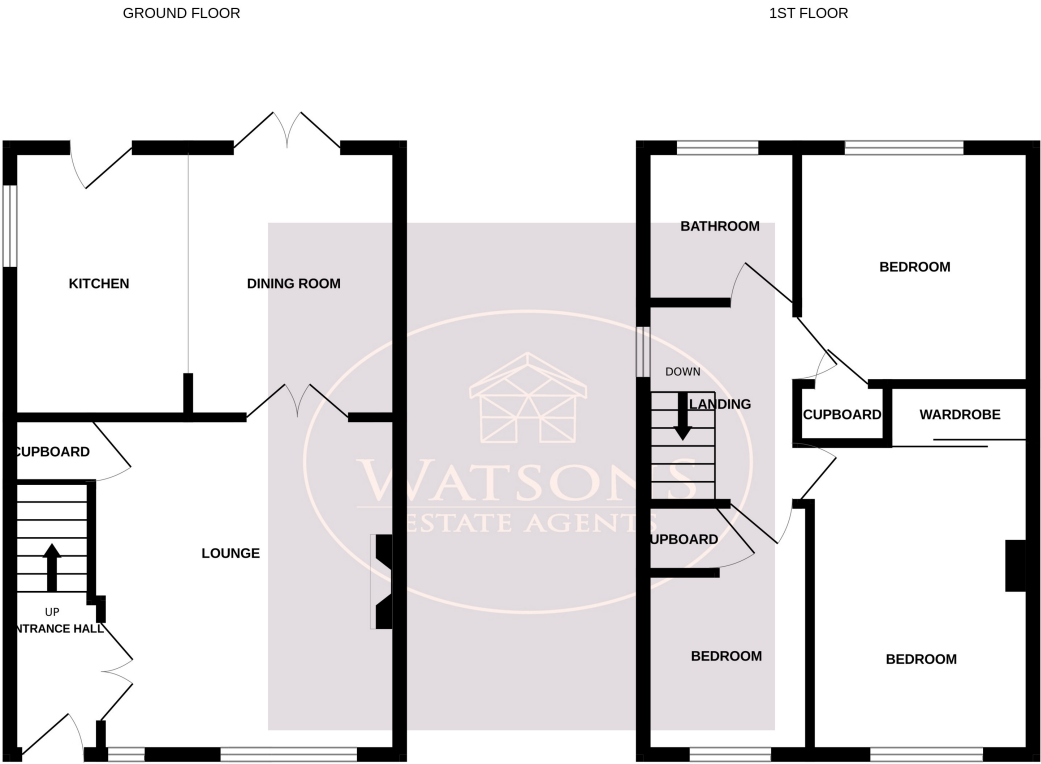
First Floor

Landing

Doors to all bedrooms and bathroom. Access to the attic (partly boarded) and obscured uPVC double glazed window to the side.

Bedroom 1

4.01m x 2.73m (13' 2" x 8' 11") UPVC double glazed window to the front 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

2.85m x 2.83m (9' 4" x 9' 3") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

3.09m x 2.1m (10' 2" x 6' 11") UPVC double glazed window to the front, storage cupboard housing the combination boiler and radiator.

Bathroom

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

Outside

To the front of the property, a block paved driveway provides ample off road parking, leading to the single garage with up & over door and power. The South East facing rear garden comprises a paved patio seating area, turfed lawn, timber built decking seating area, raised gravel borders, flower bed borders with a range of plants & shrubs and door to the garage. The garden is enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided the following information: the boiler is located in the 3rd bedroom cupboard and is 6 years old. It was last serviced in 2024