

Station Road, Awsworth, NG16 2RF

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		65
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Off Road Parking
- Rear Garden
- Excellent Road & Public Transport Links
- 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 - 26922316

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



**\*\*\* SUPERB SEMI \*\*\*** Having recently undergone full refurbishment, this property 3 bed semi detached home in Awsworth allows you to move in with minimal effort. With **NO UPWARD CHAIN**, viewings are invited by first or second time buyers, down-sizers or relocators who are wanting a great village location with easy access to amenities. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, upstairs landing to the 3 bedrooms and modern family bathroom. Outside, the paved frontage provides good off street parking and the lawned rear is a good size for children and pets to enjoy the Spring & Summer months. A brick built outbuilding provides useful further storage space. The nearby towns of Kimberley & Eastwood have a wide range of shops & amenities and there is a primary school within walking distance. Easy access to the A610 & M1 motorway is another great thing about this lovely location. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and door to the lounge.

### Lounge

4.15m x 4.59m (13' 7" x 15' 1") UPVC double glazed bay window to the front, radiator and door to the kitchen.

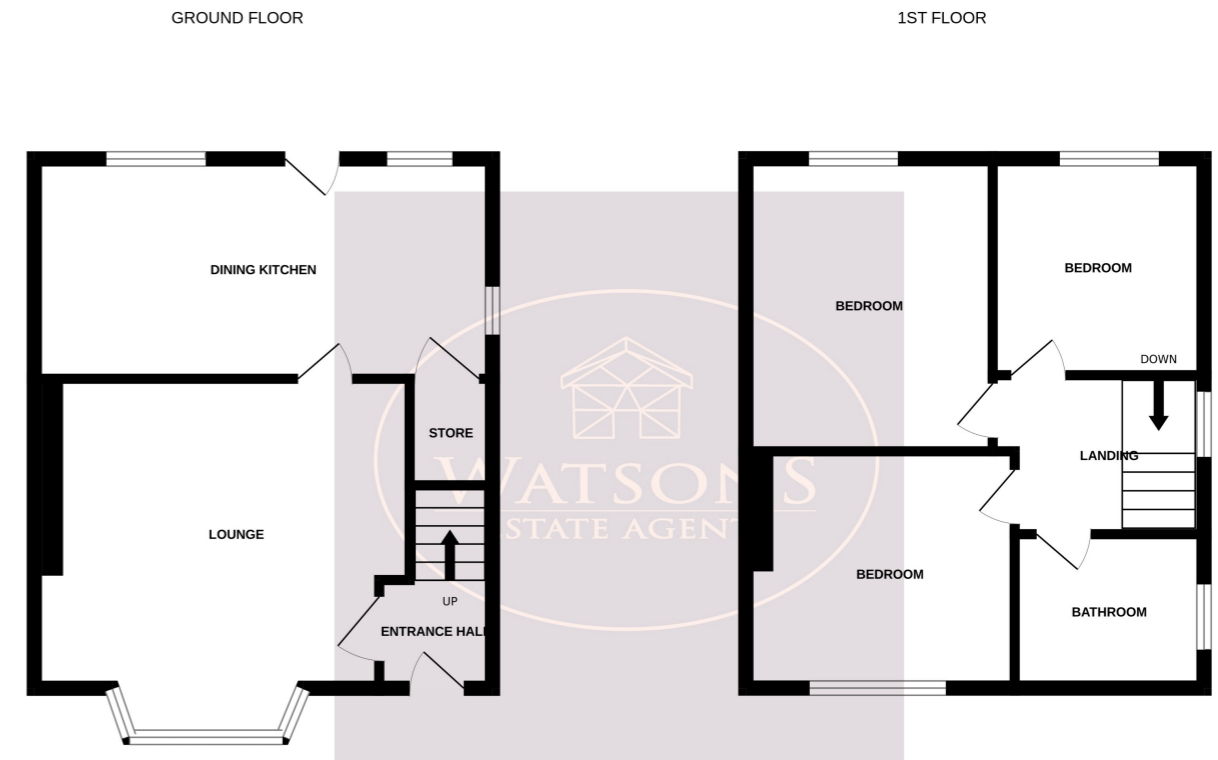
### Dining Kitchen

5.45m x 2.65m (17' 11" x 8' 8") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Plumbing for washing machine, under stairs storage, space for cooker. 2 uPVC double glazed windows to the rear, uPVC double glazed window to the side, wood effect laminate flooring, radiator integrated combination boiler and door 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.



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 1

2.92m (3.35m max) x 2.86m (9' 7" x 9' 5") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.54m x 2.94m (11' 7" x 9' 8") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.53m x 2.48m (8' 4" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

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

### Outside

A blocked paved driveway provides good off road parking and is secured by wall & timber fencing to the perimeter, with wrought iron gates to the front. The rear garden comprises a paved patio, turfed lawn, timber built shed and brick built outhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side.