

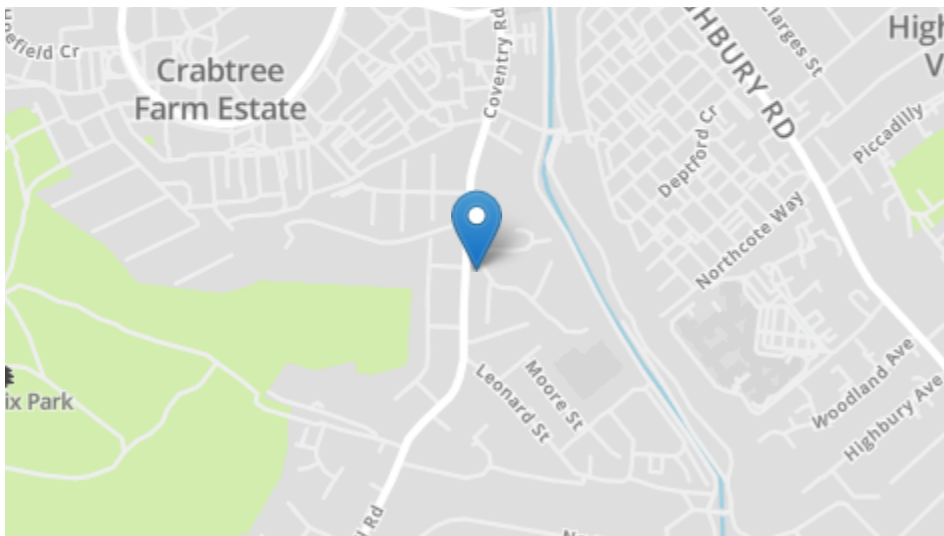
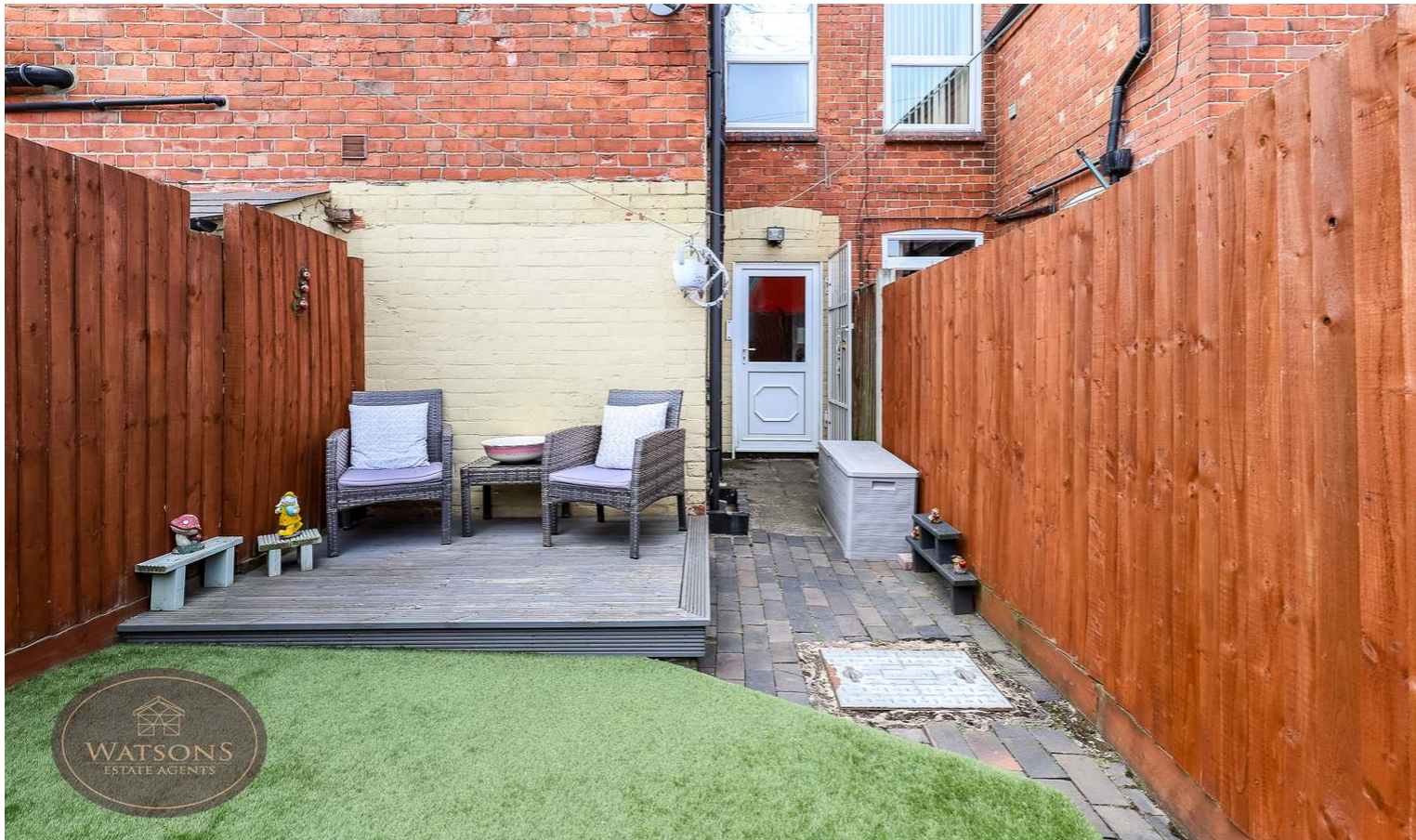
Cinderhill Road, NG6 8RE

Offers Over £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen & Bathroom
- Low Maintenance Rear Garden
- Walking Distance To Bulwell Town Centre
- Excellent Road & Public Transport Links Including Tram
- Ideal First Buy or Investment

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 - 28101127

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



CASTLE ON THE cinderHILL A great opportunity for first time buyers and investors alike, a deceptively spacious and well presented two double bedroom traditional terraced home. Benefiting from two reception rooms, a cellar, and private rear garden. Located within easy reach of Bulwell town centre and fantastic transport links. Briefly comprising; lounge, dining room, kitchen. To the first floor, two spacious bedrooms and bathroom. Outside, private garden to rear. Located within easy reach of Bulwell town centre, a range of shops and amenities are on your doorstep. Superb transport links including regular bus routes, nearby tram and the A610 provide easy access to Nottingham City Centre and beyond. Contact Watsons today to arrange your viewing.

Ground Floor

Lounge

3.68m x 3.51m (12' 1" x 11' 6") UPVC double glazed window and entrance door to the front, feature fire place, radiator, door to the dining room and cellar measuring 3.7m x 3.5m.

Dining Room

3.72m x 3.72m (12' 2" x 12' 2") Radiator, built in storage cupboard, stairs to the first floor, uPVC double glazed door to the rear garden and open to the kitchen.

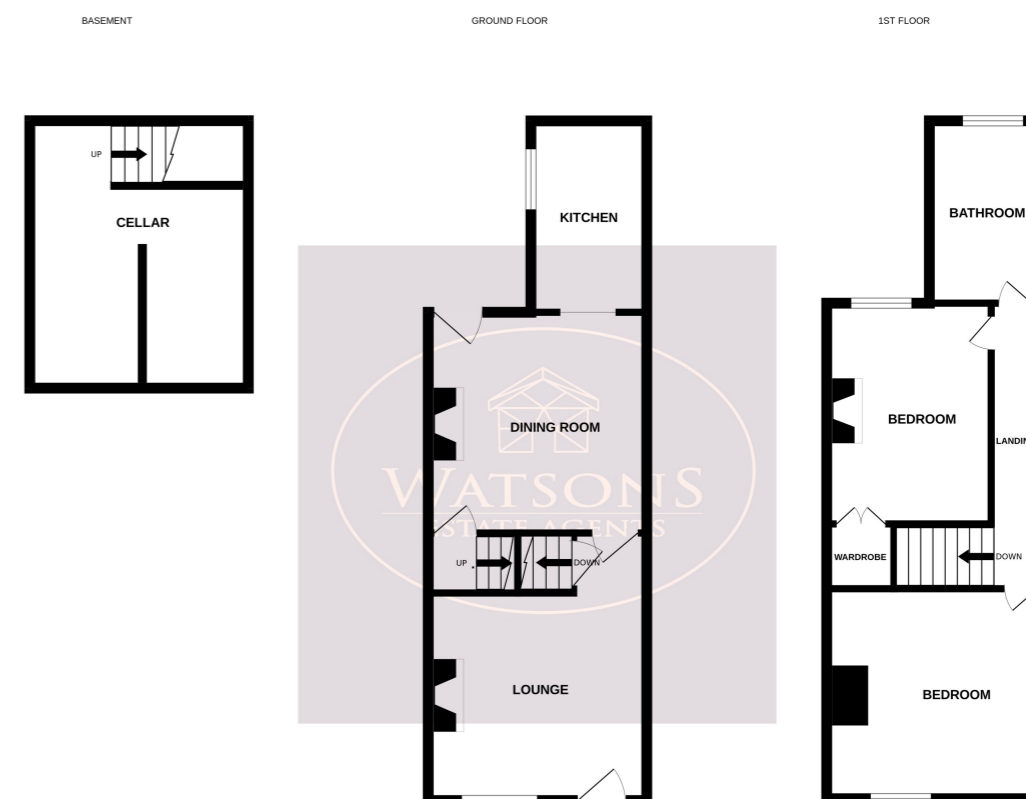
Kitchen

3.11m x 2.14m (10' 2" x 7' 0") A range of matching wall & base units, work surfaces incorporating an inset 1.5 bowl ceramic sink & drainer unit. Integrated electric oven and induction hob. Space for fridge freezer, plumbing for washing machine and uPVC double glazed window to the side.

First Floor

Landing

Doors to both bedrooms and bathroom. Access to the attic (partly boarded).



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

3.69m x 3.49m (12' 1" x 11' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.72m x 2.7m (12' 2" x 8' 10") UPVC double glazed window to the rear, radiator, fitted wardrobe and feature fireplace.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, panelled bath and shower cubicle with electric shower over. Traditional radiator and obscured uPVC double glazed window to the rear.

Outside

The front of the property is palisaded by original brickwork. The rear garden comprises a timber decking seating area and artificial lawn. The garden is enclosed by brick and timber fencing to the perimeter with gated access to the rear.