

Webb Street, Newstead Village, NG15 0BH

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Mid Town House
- 2 Bedrooms
- Generous Lounge
- Newly Fitted Kitchen
- Private Rear Garden
- Cul De Sac Location
- Excellent Road & Public Transport Links Including Train
- 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 - 29256311

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



*** WITH GREAT POWER COMES GREAT RESPONSIBILITY *** A fantastic first time buy or investment purchase with this superb two bedroom town house in the popular Newstead village. With a generous lounge, modern dining kitchen, off road parking, and an open aspect to the rear, there is more than meets the eye at this home. Briefly comprising; entrance hallway, lounge, dining kitchen. To the first floor, two bedrooms, primary with ample storage, and bathroom. Outside, off road parking to the front, and a low maintenance garden to the rear with an open aspect. Newstead village is nestled between the popular village of Annesley and surrounding countryside, with famous landmarks on your doorstep including Newstead Abbey and Sherwood Forest amongst others. There are excellent schools close by, along with road links providing access to the surround towns and road networks. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, tiled flooring, radiator and door to the lounge.

Lounge

4.24m x 3.75m (13' 11" x 12' 4") Wooden window to the front, radiator, wood effect laminate flooring and open to the kitchen.

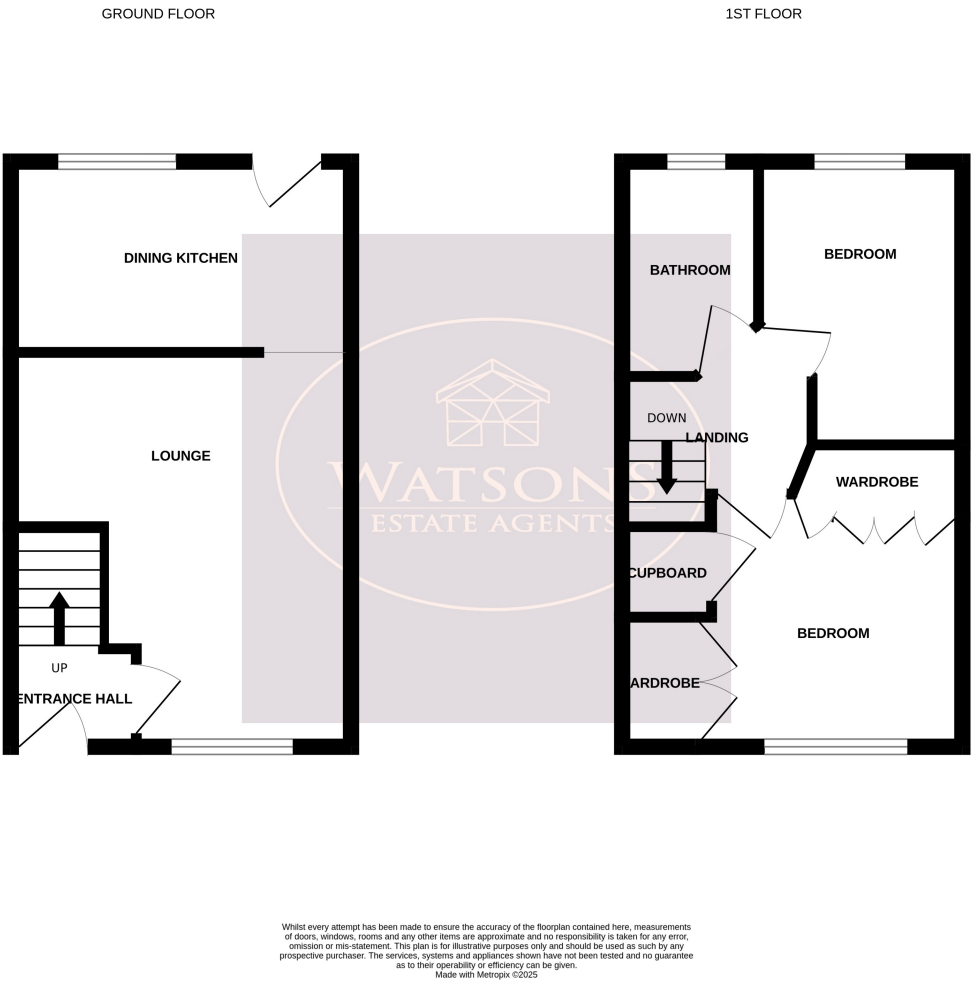
Dining Kitchen

3.84m x 2.1m (12' 7" x 6' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, tiled flooring, radiator, wooden window to the rear, wall mounted boiler and door to the rear garden.

First Floor

Landing

Access to the attic and doors to both bedrooms and bathroom.



Bedroom 1

3.76m x 3.31m (12' 4" x 10' 10") Wooden window to the front, a range of fitted furniture, cupboard housing the hot water tank and radiator.

Bedroom 2

3.11m max x 2.24m (10' 2" x 7' 4") Wood window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured wooden window to the rear, radiator and vinyl flooring.

Outside

To the front of the property, a block paved driveway provides off road parking. The rear garden offers a good level of privacy with open views over nearby countryside and comprises gravel beds, decorative paved patio, a range of mature plants and is enclosed by timber fencing to the perimeter with gated access to the rear.