

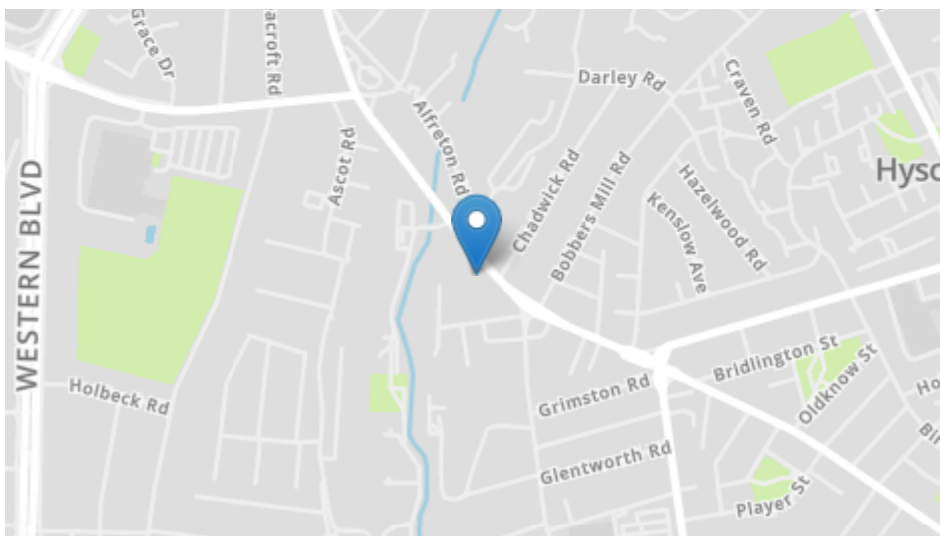
Alfreton Road, Nottingham, NG7 5NJ

Guide Price £120,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 18882877

Our Seller says....

- Traditional Semi Detached
- 2 Double Bedrooms
- 2 Reception Rooms
- Rear Garden
- Ideal First Home or Investment
- Popular Location
- Excellent Road & Public Transport Links
- No Upward Chain

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



*** GUIDE PRICE £120,000 - £130,000 *** INVESTMENT OPPORTUNITY *** Offered for sale with no upward chain, this semi detached house provides a great opportunity for a first time buyer or buy to let investor. The accommodation comprises in brief; lounge, dining room and kitchen whilst on the first floor, the landing leads to the two good size bedrooms and a shower room. Outside, the rear garden is mainly lawned and enclosed by timber fencing. The area is also well served by public transport with bus stops just a few minutes walk away. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

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

Lounge

4.25m (into the bay) x 3.80m (13' 11" x 12' 6") UPVC double glazed bay window to the front, radiator and door to the dining room.

Dining Room

3.78m x 3.05m (12' 5" x 10' 0") UPVC double glazed window to the rear, radiator, storage cupboard and door to the kitchen.

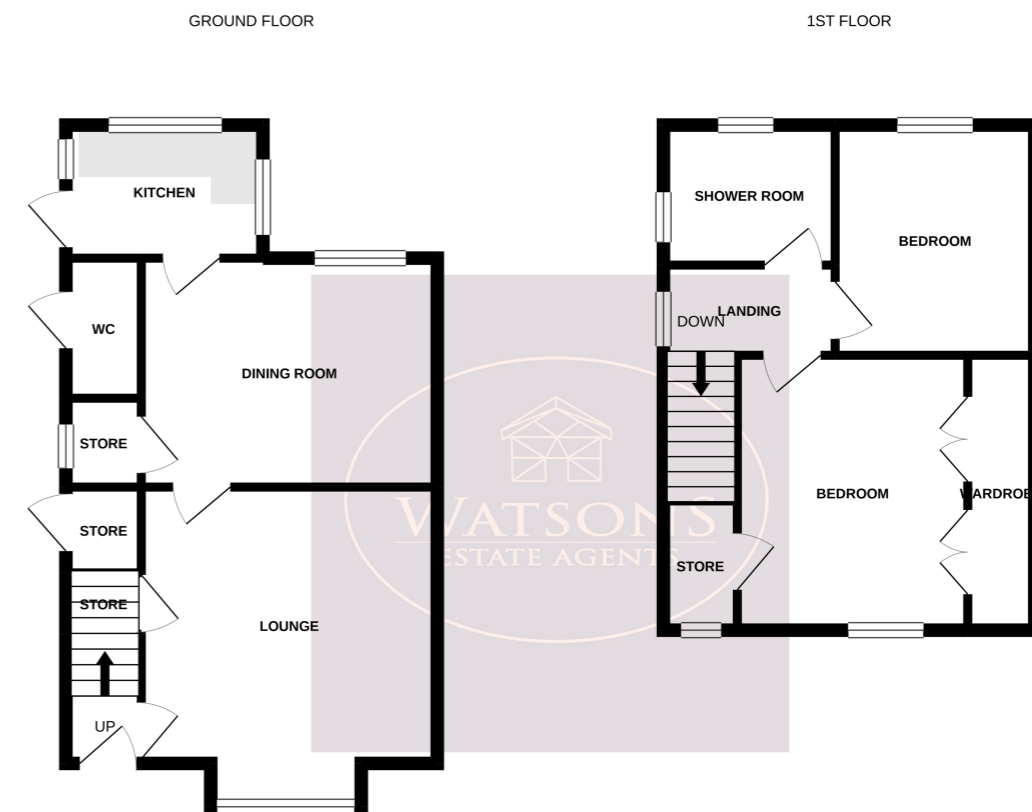
Kitchen

2.62m x 1.78m (8' 7" x 5' 10") Wall & base units, work surfaces incorporating a stainless steel sink & drainer unit, Radiator, plumbing for washing machine, space for cooker, uPVC double glazed windows to the rear and side and external door to the side.

First Floor

Landing

Obscured uPVC double glazed window to the side and doors to both bedrooms and shower room.



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

3.83m x 3.62m (12' 7" x 11' 11") UPVC double glazed window to the front, radiator, fitted furniture and storage cupboard.

Bedroom 2

3.20m x 2.74m (10' 6" x 9' 0") UPVC double glazed window to the rear, built in wardrobe, airing cupboard and radiator.

Shower Room

1.91m x 1.67m (6' 3" x 5' 6") 3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a paved hard standing with potential to create a driveway (subject to obtaining drop kerb consent from the council) The rear garden comprises of a paved patio, lawn, outside WC and fencing to the perimeter with gated access to the side.