

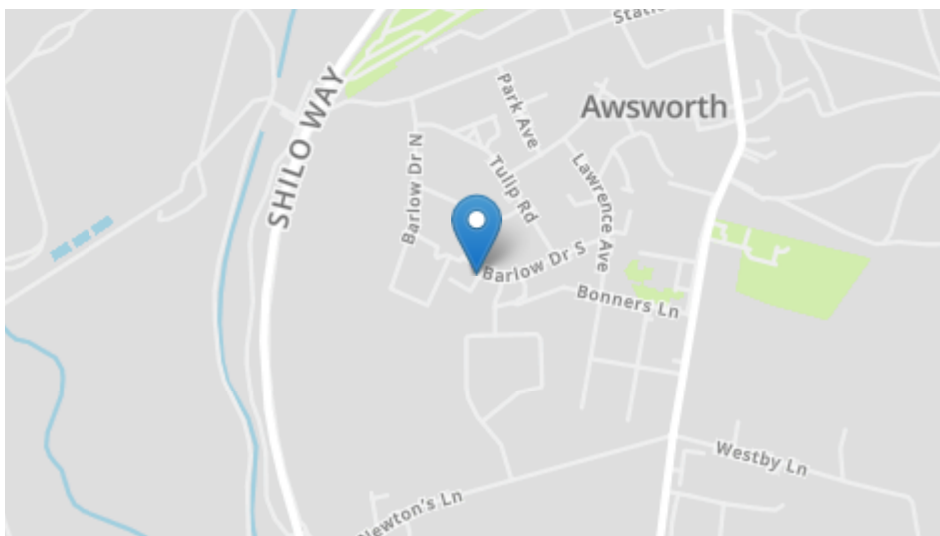
Barlow Drive South, Awsworth, NG16 2TD

Offers Over £160,000



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	88
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Town House
- 2 DOUBLE Bedrooms
- Generous Lounge
- Modern Breakfast Kitchen
- South West facing Rear Garden
- Off Road Parking & Garage
- Cul De Sac Location
- 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 - 28628379

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



*****FIRST TIME BUYER DELIGHT***** A fantastic starter home in Awworth! Brought to the market with no upward, a spacious and well presented two double bedroom end town-house located in a cul-de-sac position, with the added benefit of a garage. Briefly comprising; entrance hallway, generous lounge, dining kitchen. To the first floor, two double bedrooms and bathroom with large storage cupboard. Outside, to the rear is a privately enclosed south-west facing garden, perfect for entertaining, and a garage. Ideally located at the end of a cul-de-sac and within easy reach of the village centre, the property would make a superb starter home. Nearby transport links include the A610 for easy access to Nottingham. The town of Kimberley is close by where further amenities are located, as is the Ikea Retails Park. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, storage cupboard, door to the lounge and open to the breakfast kitchen. Tiled flooring.

Lounge

5.83m x 3.6m (19' 2" x 11' 10") UPVC double glazed window to the front, feature fire place with inset space for fire, radiator and stairs to the first floor.

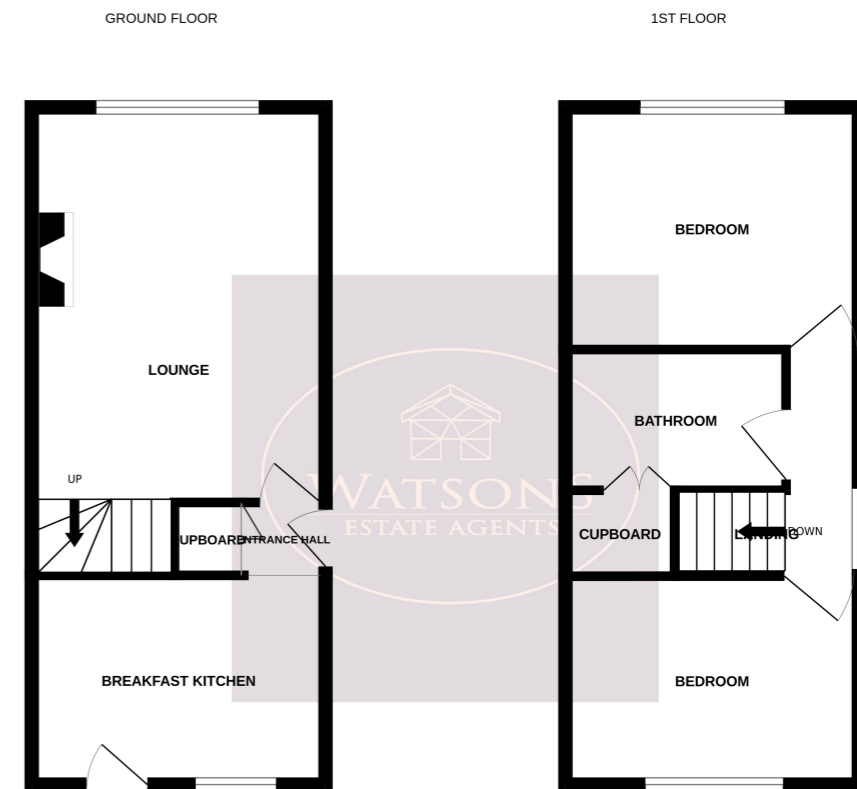
Breakfast Kitchen

3.65m x 2.5m (12' 0" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl composite sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, tiled flooring, breakfast bar, radiator, uPVC double glazed window to the rear and door leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side and radiator. Doors to both 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

3.57m x 3.09m (11' 9" x 10' 2") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.6m x 2.72m (11' 10" x 8' 11") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Airing cupboard housing the hot water tank. Access to the attic.

Outside

To the front of the property are gravel beds. The South West facing, low maintenance rear garden comprises a paved patio seating area with covered pergola, gravel beds, timber built shed and door to the garage with remote controlled door and automatic light. The garden is enclosed by timber fencing to the perimeter with gated access to the side. The garage and off road parking is accessed to the rear of the property.