

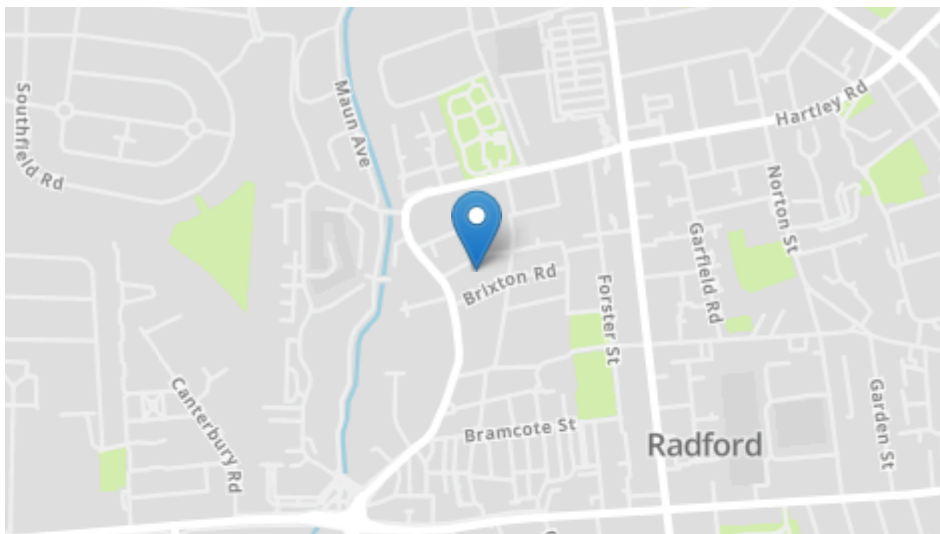
Norwood Road, NG7 3FJ

Guide Price £190,000

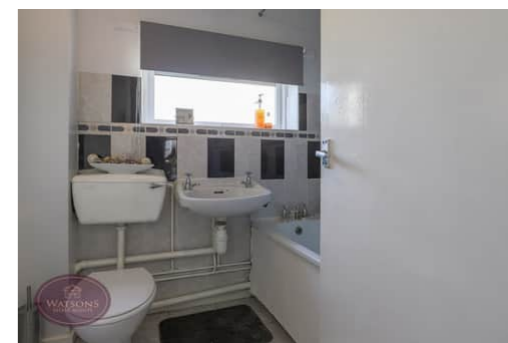


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 DOUBLE Bedrooms
- Modern Dining Kitchen
- Downstairs WC
- Off Road Parking
- Rear Garden
- Ease Of Access To Nottingham City Centre
- Ideal First Home or Investment

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 - 26917338

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 £190,000-£200,000 \*\*\* This 3 bed semi sits on the outskirts of Nottingham City Centre, so its a short commute for students and those who work in the City. Recently benefiting from cosmetic improvements, viewing is highly recommended. In brief, the accommodation comprises: entrance hallway, downstairs wc, lounge and dining kitchen, upstairs landing to the 3 bedrooms and family bathroom. For convenience there is an also a downstairs w.c. To the first floor there are 3 DOUBLE bedrooms and a family bathroom. Outside, there is a well tended garden which enjoys a high level of privacy, whilst a driveway alongsie the property provides off street parking, secured by double gates. The location is within walking distance from a wealth of amenities including favoured schools, as well as excellent public transport with bus and tram also nearby. IT SHOULD BE NOTED THAT THIS PROPERTY WOULD NOT BE COMPLIANT FOR USE AS A HMO OR A LET TO BUY MORTGAGE. We expect this to be popular, so call our sales team now to arrange a viewing.

### Ground Floor

#### External Store

#### Entrance Hall

Entrance door to the front, stairs to the first floor, 2 storage cupboards, doors to the lounge, dining kitchen, downstairs WC and rear garden.

#### WC

WC and wall mounted sink. Wood effect laminate flooring.

#### Lounge

4.06m x 3.74m (13' 4" x 12' 3") 2 uPVC single glazed windows to the front and uPVC single glazed window to the side. Brick built fire place with inset gas fire, wood effect laminate flooring and radiator.

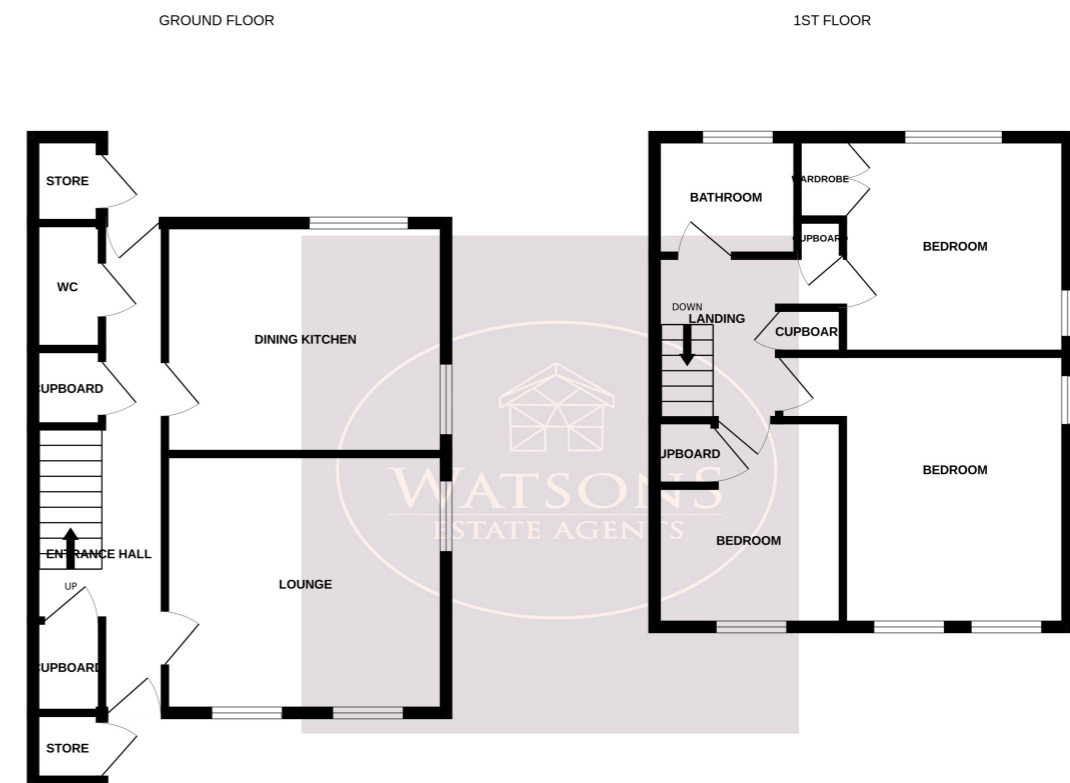
#### Dining Kitchen

4.06m x 3.36m (13' 4" x 11' 0") A range of matching wall & base units. Work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over. Plumbing for washing machine. UPVC single glazed windows to the rear & side. Tiled flooring and radiator.

### First Floor

#### Landing

Built in storage cupboard, 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. Made with Metropix ©2024

#### Bedroom 1

3.7m x 3.2m (12' 2" x 10' 6") UPVC single glazed windows to the front & side. Fitted wardrobe, radiator and TV point.

#### Bedroom 2

3.41m x 3.2m (11' 2" x 10' 6") UPVC single glazed windows to the side & rear, wood effect laminate flooring, radiator and fitted double wardrobe.

#### Bedroom 3

2.79m x 2.78m (9' 2" x 9' 1") UPVC single glazed window to the front, built in storage cupboard and radiator.

#### Bathroom

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

#### Outside

A concrete driveway running alongside the property and secured by wrought iron gates to the front provides off road parking. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, brick built outhouse and is enclosed by timber fencing to the perimeter with gated access to the side.