

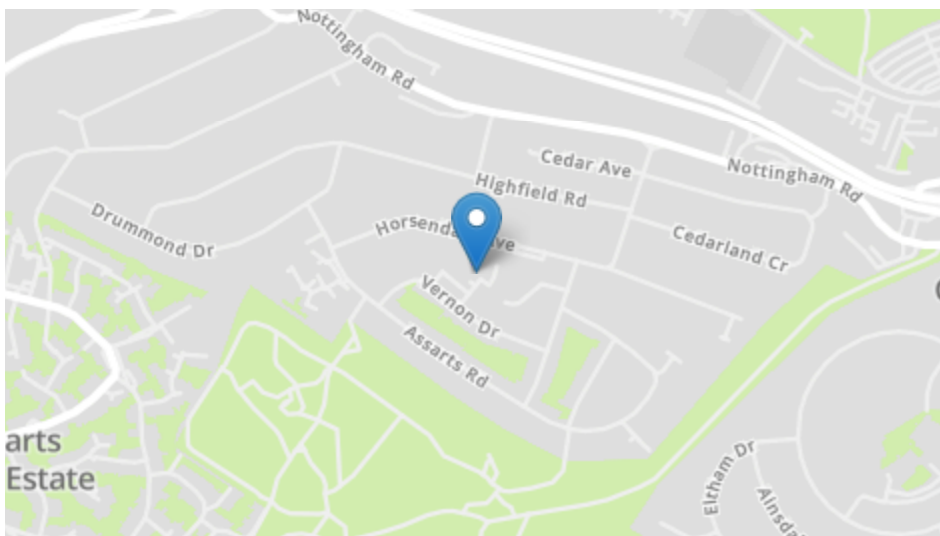
Vernon Court, Nuthall, NG16 1AW

Offers in Region of £185,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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 - 26376987

Our Seller says....

- Mid Terrace House
- 3 Bedrooms
- Generous Lounge Diner
- Off Road Parking & Garage
- Excellent Road & Public Transport Links Including Tram
- Ease Of Access To A610 & M1
- No Upward Chain
- Recently Refurbished Throughout

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  
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\*\*\* SHOWHOME STANDARD! \*\*\* Having recently undergone FULL REFURBISHMENT, this town house in Nuthall offers a great opportunity to step onto the ladder in style! With NO UPWARD CHAIN, you can just move straight in with no fuss. In brief, the accommodation comprises: entrance hall, lounge diner, breakfast kitchen, upstairs landing to 3 bedrooms and family bathroom. Outside, the open frontage beyond the front lawn has a garage en bloc with a single garage, whilst the paved rear is very low maintenance. Young professionals will appreciate the excellent transport links with regular bus service and the Tram network both within walking distance, whilst the M1 motorway is only a few minutes drive. A much favoured primary school is also within walking distance. This is sure to be popular, so call our sales team now!

## Ground Floor

### Entrance Hall

4.17m x 2.13m (13' 8" x 7' 0") Obscured uPVC double glazed entrance door and window to the front, wood effect laminate flooring, radiator, stairs to the first floor, door to the lounge diner and open to the breakfast kitchen.

### Lounge Diner

7.32m x 2.87m (24' 0" x 9' 5") UPVC double glazed windows to the front & rear, uPVC double glazed door to the rear garden, wood effect laminate flooring and radiator. Open to the breakfast kitchen.

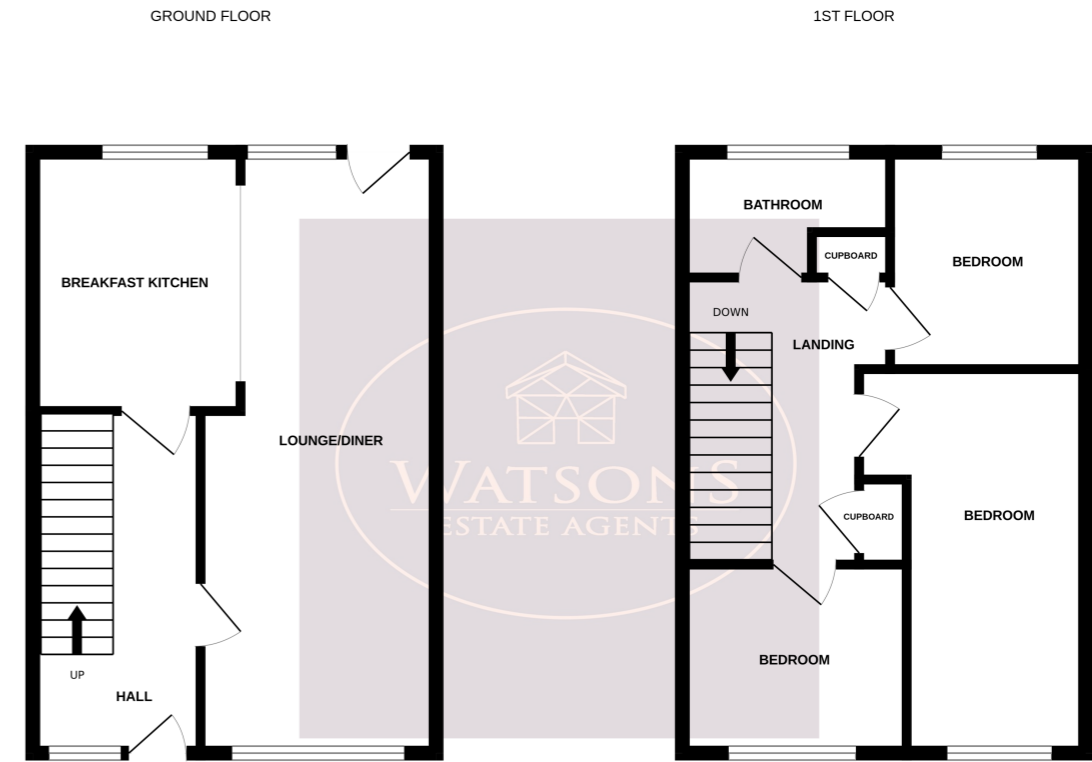
### Breakfast Kitchen

3.15m x 2.53m (10' 4" x 8' 4") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit with mixer tap. Integrated appliances to include: electric oven & hob, fridge freezer, washing machine and dishwasher. Wood effect laminate flooring, breakfast bar with feature lighting over, radiator and uPVC double glazed window to the rear.

## First Floor

### Landing

Access to the attic, storage cupboard, cupboard housing the hot water tank. 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.  
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### Bedroom 1

4.68m x 2.76m (15' 4" x 9' 1") UPVC double glazed window to the front and radiator.

### Bedroom 2

2.73m x 2.3m (8' 11" x 7' 7") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.64m x 2.38m (8' 8" x 7' 10") UPVC double glazed window to the rear and radiator.

### Bathroom

2.53m x 1.53m (8' 4" x 5' 0") 3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. The rear garden offers a good level of privacy and comprises a turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the rear. There is off road parking and a garage adjacent to the property.