

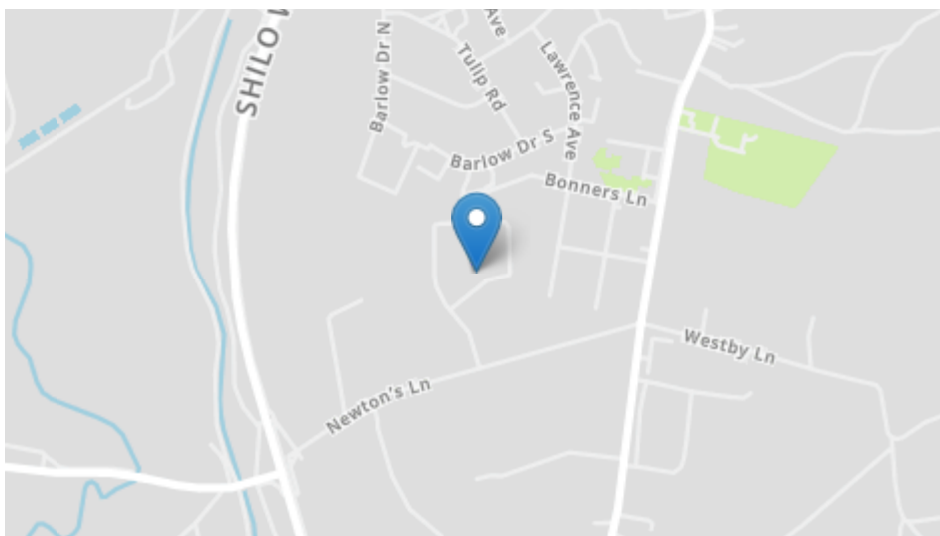
The Glebe, Cossall, NG16 2SG

Offers Over £230,000



The Glebe, Cossall, NG16 2SG

Offers Over £230,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	83
<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 - 27550647

- Our Seller says....
- Semi Detached Home
  - 3 Bedrooms
  - Modern Dining Kitchen
  - Study
  - Downstairs WC, Shower Room & 1st Floor Bathroom
  - Driveway & Garage
  - Excellent Road & Public Transport Links
  - Fully Renovated Throughout
  - No Upward Chain

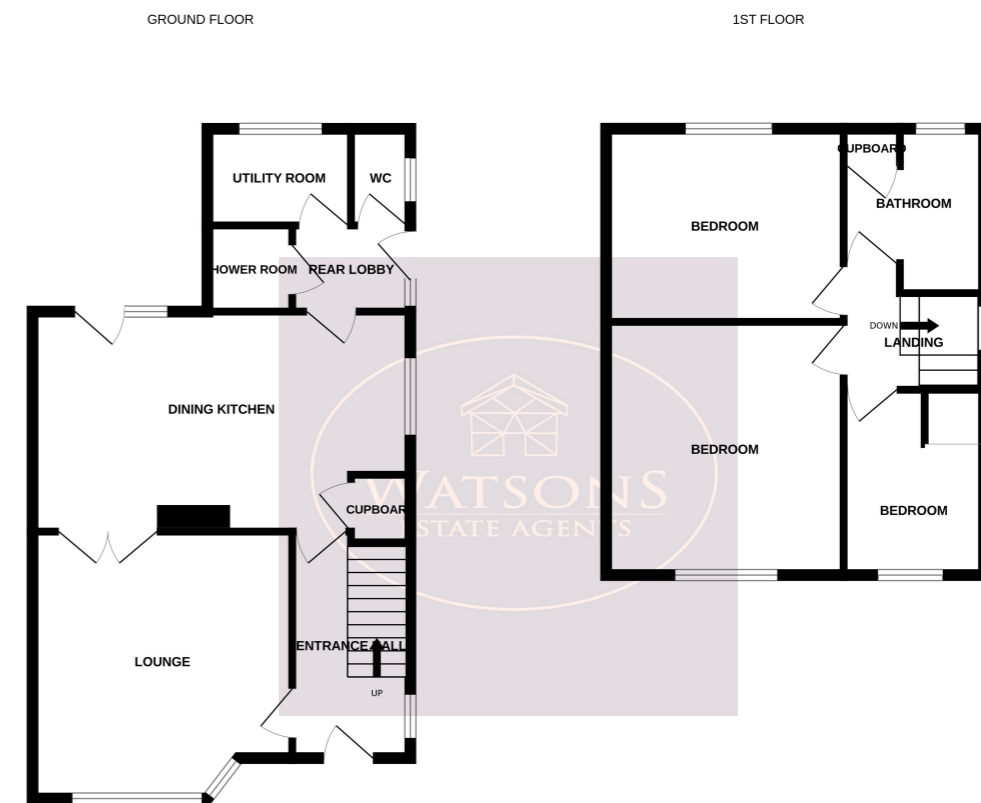
Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations 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





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 12/2021

\*\*\* VIEWING ADVISED \*\*\* This 3 bed semi in the desirable village of Cossall comes to the market with NO UPWARD chain and is a great option for first time buyers wanting a good amount of space inside and out, or those looking to down-size without losing too much space. In brief, the accommodation comprises: entrance hall, lounge, open plan dining kitchen, lobby to study, wc and shower room, upstairs, the landing leads to the 3 good size bedrooms and family bathroom. Outside, a driveway and detached garage provide generous off street parking, whilst the lawned rear is also a good size and plenty of space for kids and pets to enjoy the Summer months. Some beautiful walks are on the nearby and the neighbouring towns of Ilkeston, Eastwood and Kimberley provide a wealth of shops and amenities. There is also easy access to the A610 & M1 motorway. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor and doors to the lounge and dining kitchen.

### Lounge

4.05m into the bay x 3.98m (13' 3" x 13' 1") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

5.94m (3m min) x 3.36m (19' 6" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine. Under stairs storage, tiled flooring, ceiling spotlights, radiator and uPVC double glazed window to the side. Door to the rear lobby.

### Rear Lobby

Doors to the WC, shower room and study.

### Study

2.37m x 1.52m (7' 9" x 5' 0") UPVC double glazed window to the rear, radiator and tiled flooring.

### WC

WC, ceiling spotlights and obscured uPVC double glazed window to the side.

### Shower Room

Wall mounted electric shower, radiator, ceiling spotlights and extractor fan.

## First Floor

### Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

### Bedroom 1

3.87m x 3.64m (12' 8" x 11' 11") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.66m x 3.33m (12' 0" x 10' 11") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.91m x 2.2m (9' 7" x 7' 3") UPVC double glazed window to the front, wood effect laminate flooring, radiator and access to the attic.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property, and running alongside, a block paved & gravel driveway provides ample off road park and leads to the detached garage. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter.