

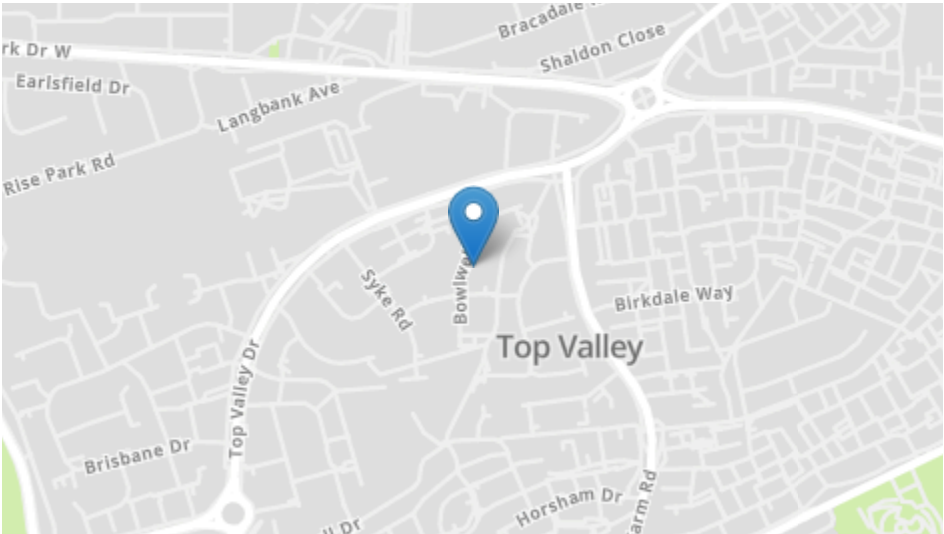
Bowlwell Avenue, Nottingham, NG5 9HX

Guide Price £220,000



Bowlwell Avenue, Nottingham, NG5 9HX

Guide Price £220,000



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>	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	

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 - 29262165

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.



- Link Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- West Facing Rear Garden
- Driveway
- Garage
- Cul De Sac Location
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\* \*\*\* WEST IS BEST \*\*\* A superb three bedroom link-detached family home on the popular Heron Ridge development, with fantastic nearby transport links and amenities, providing great access to Nottingham. Features include a modern dining kitchen, off road parking, garage, and a private west facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, off road parking and a garage to the front, and a private west facing garden to the rear. Located close to road and tram links giving great access to the city, amenities are on your doorstep, along with schools, Nottingham City hospital, and much more. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

4.59m x 3.86m (15' 1" x 12' 8") UPVC double glazed bay window to the front, ceiling spotlights and radiator.

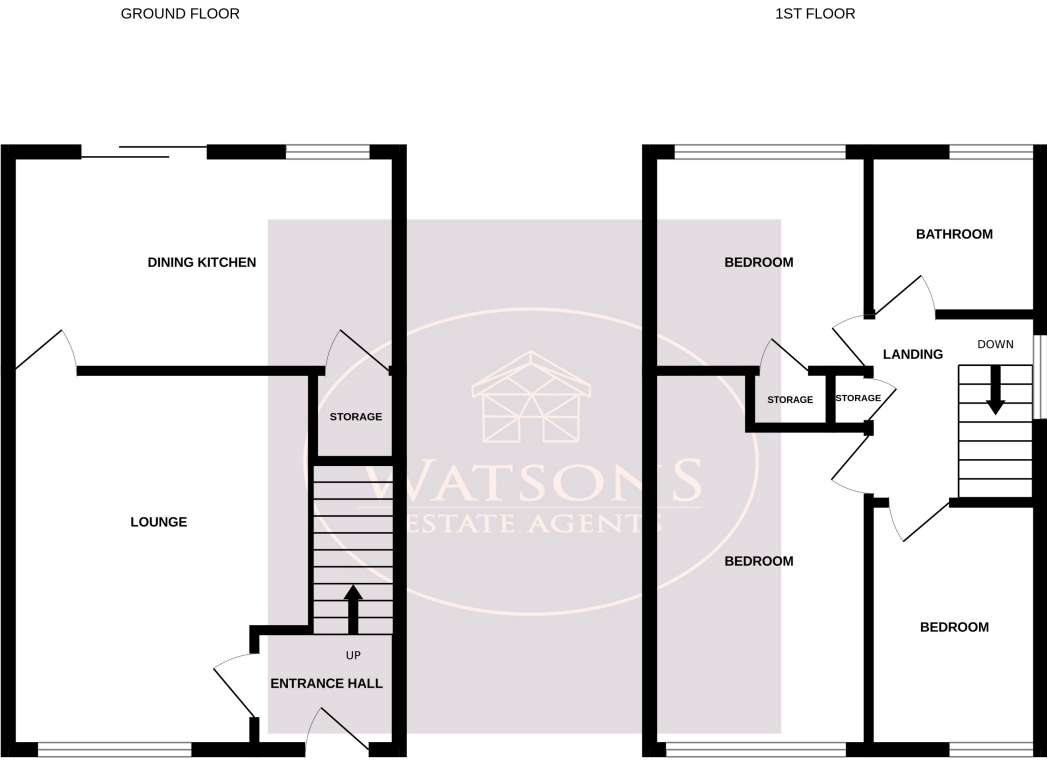
Dining Kitchen

4.66m x 3.19m (15' 3" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven and gas hob with extractor over, fridge freezer, washing machine & dishwasher. Ceiling spotlights, radiator, tiled flooring, wall mounted boiler, door to the storage cupboard, uPVC double glazed window to the rear and sliding patio doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the rear, airing cupboard, access to the attic (partly boarded) 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 ©2025

Bedroom 1

3.89m x 2.62m (12' 9" x 8' 7") UPVC double glazed window to the front, sliding door wardrobes, ceiling spotlights and radiator.

Bedroom 2

3.17m x 2.69m (10' 5" x 8' 10") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

2.94m x 2.00m (9' 8" x 6' 7") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with table top sink and bath with shower over. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides off road parking leading to the single garage with up & over door and power. The West facing rear garden comprises a paved patio seating area, rockery with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter.