

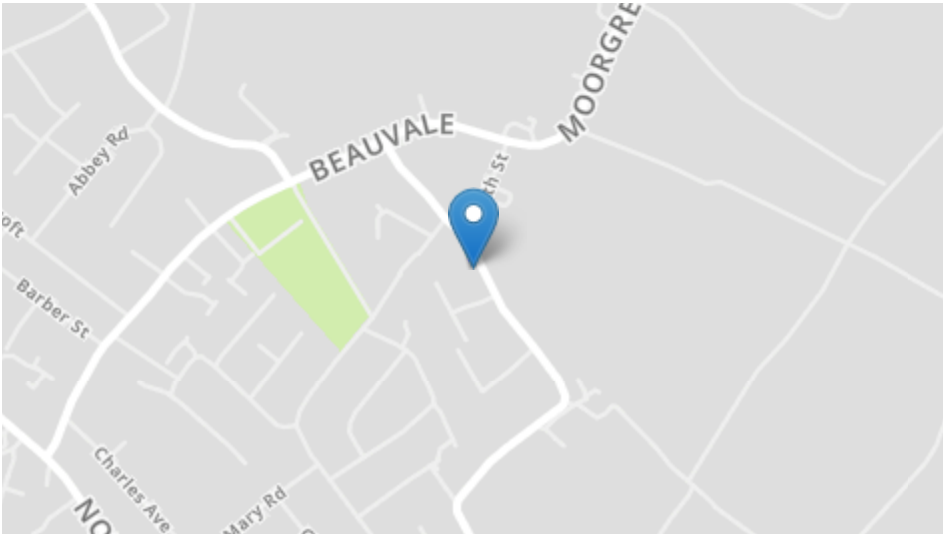
Main Street, Newthorpe, NG16 2ET

£170,000



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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	58	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Terrace 3 Storey House
- 3 Double Bedrooms
- Lounge
- Open Plan Dining Kitchen
- South West Facing Garden
- Walking Distance Amenities
- Great Transport & Road Links
- Desired School Catchment Area

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 - 29020913

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



*** MORE THAN MEETS THE EYE *** This three storey mid terrace home has so much to offer with spacious living throughout as well as a superb location a stones throw away from stunning countryside. Accommodation in brief comprises; lounge, dining room with open access to the kitchen, rear porch, 3 DOUBLE bedrooms and bathroom. To the rear of the property is an enclosed rear garden perfect for those summer months. The popular location benefits from favourable school catchments and easy access to a wealth of amenities in the nearby towns of Eastwood and Kimberley. For those that commute, nearby road links include the A610 & M1 motorway and Pheonix Park tram Park & Ride are also only a short drive away. Ideally suiting families & first time buyers, this home provides great space and a viewing is highly recommended. Call our team today to arrange your viewing! 01159385577 (OPTION 2)

Ground Floor

Lounge

3.69m x 3.68m (12' 1" x 12' 1") UPVC entrance door, feature fireplace, radiator, uPVC double glazed window to the front and door to open plan dining kitchen.

Dining Room

3.63m x 3.36m (11' 11" x 11' 0") Open plan to kitchen, radiator and door to garden.

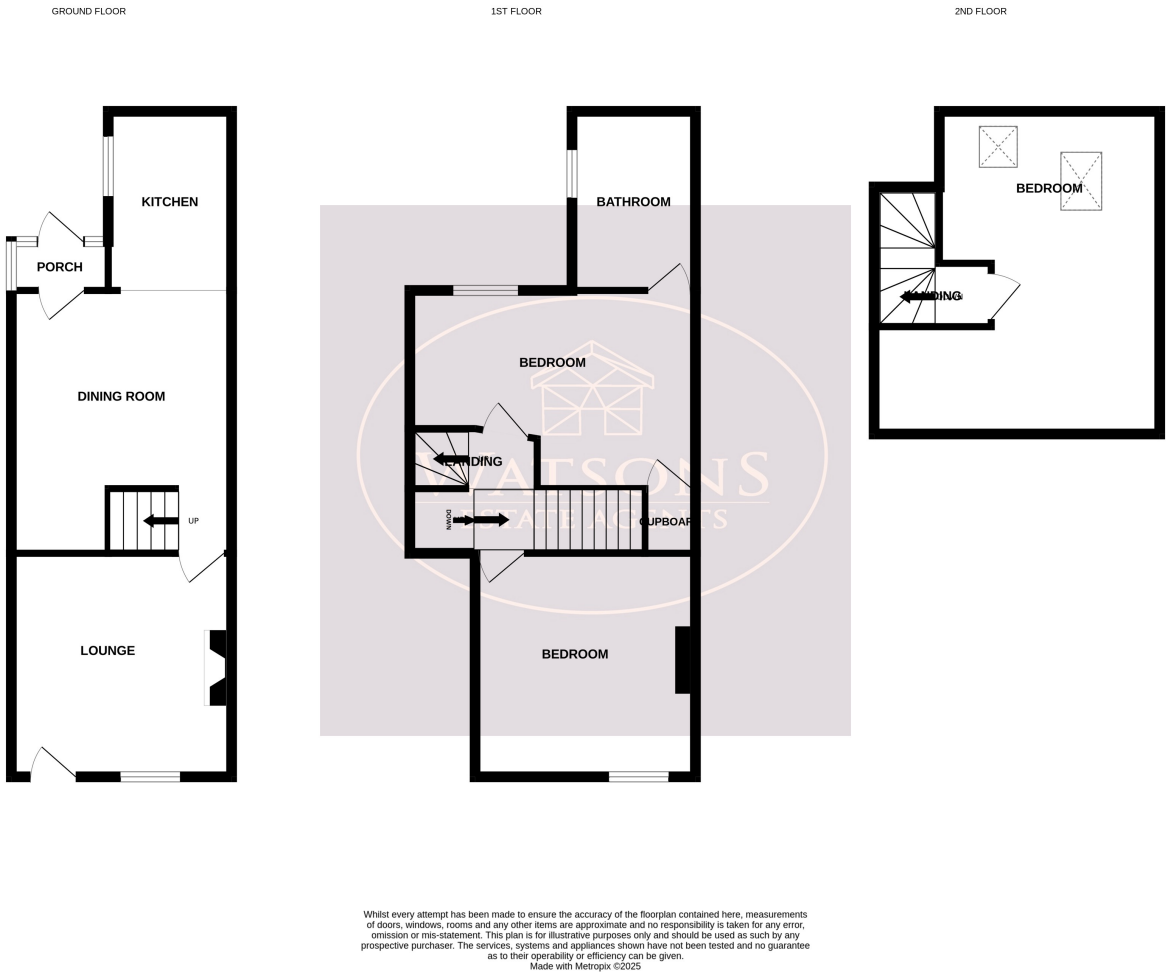
Kitchen

2.72m x 2.12m (8' 11" x 6' 11") A range of matching wall and base units, worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances including, electric oven and 4 ring gas hob with extractor over. Space for fridge freezer, uPVC double glazed window to the side, and wall mounted combination boiler.

First Floor

Bedroom 1

3.67m x 3.66m (12' 0" x 12' 0") UPVC double glazed window to the front, exposed wood flooring and radiator.



Bedroom 2

4.77m x 3.37m (15' 8" x 11' 1") UPVC double glazed window to the rear, storage cupboard, radiator and door to bathroom.

Bedroom 3

4.57m x 3.56m (15' 0" x 11' 8") 2 uPVC Velux windows and exposed wood flooring.

Bathroom

White 3 piece suite comprising of wc, pedestal sink and panel bath with mains fed shower over. Tiled walls and floors, obscured uPVC double glazed window to the side.

Outside

The front of the property features a iron gate with hedges surrounding, with a paved pathway leading to the entrance door. The rear of the property includes a paved path towards a patio seating area, a turfed lawn hedged by bricks and enclosed by timber fencing with a timber pergola, and a range of plants and shrubbery.