

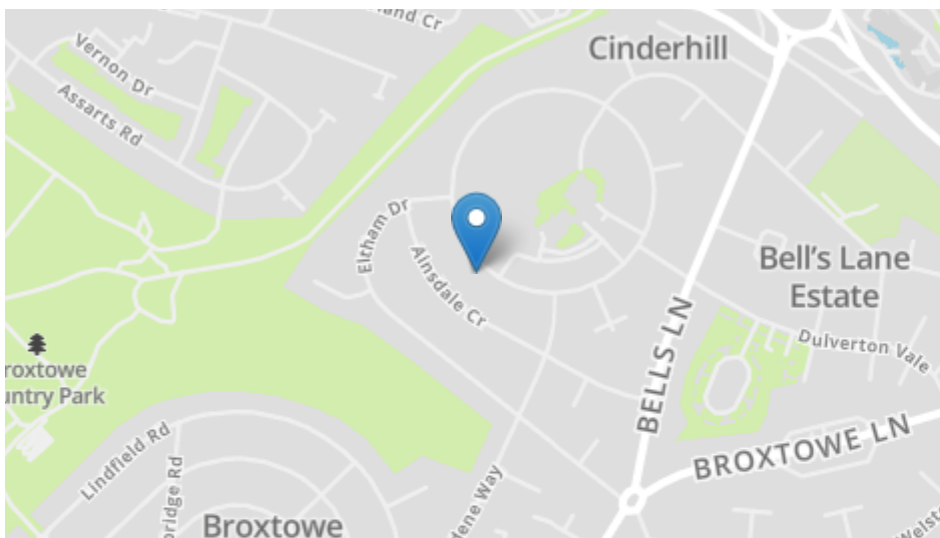
Amesbury Circus, Nottingham, NG8 6DL

Offers in Region of £150,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	
(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	



Our Seller says....

- Terraced House
- 3 Bedrooms
- Open Plan Lounge Diner
- Newly Fitted Kitchen
- Downstairs Bathroom
- Conservatory
- Rear Garden
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 27058510

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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\*\*\* COULD THIS BE YOUR FIRST FAMILY HOME? \*\*\* This well presented home would suit a range of buyers including first timers, investors or a young family looking for their first home. The property in brief comprises to ground floor; entrance hall, lounge, newly fitted kitchen, conservatory, w/c, bathroom and utility room. To the first floor landing giving access to 3 generously sized bedrooms. To the outside a front garden with potential to create off road parking, to the rear an enclosed mainly lawned garden. You'll find this 3 bedroom end terrace house conveniently located within walking distance to Rosslyn Park Primary School & Nursery as well a range of amenities & easy access to public transport links.

## Ground Floor

### Entrance Hall

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

### Lounge

4.52m x 3.39m (14' 10" x 11' 1") UPVC double glazed window to the front and radiator.

### Dining Kitchen

3.55m x 2.58m (11' 8" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over. UPVC double glazed window to the rear, door to the conservatory and door to the side leading to the bathroom, WC and utility room.

### Conservatory

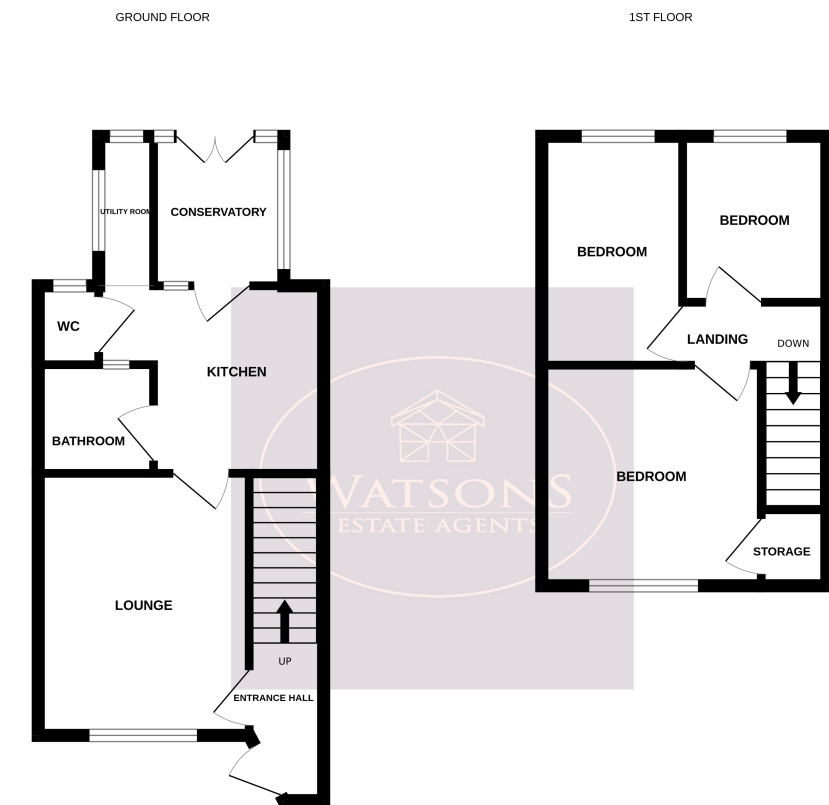
3.07m x 2.8m (10' 1" x 9' 2") Brick & uPVC double glazed construction and uPVC double glazed French doors leading to the rear garden.

### Bathroom

2 piece suite comprising pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the rear.

### Utility Room

4.2m x 1.06m (13' 9" x 3' 6") UPVC double glazed window to the rear, plumbing for washing machine and door to the WC.



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 for 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 Metropac 02023

### WC

WC, and obscured uPVC double glazed window to the rear.

### First Floor

#### Landing

Access to the attic and doors to all bedrooms and bathroom.

#### Bedroom 1

4.49m x 2.96m (14' 9" x 9' 9") UPVC double glazed window to the front, storage cupboard housing the Worcester Bosch combination boiler, radiator.

#### Bedroom 2

3.04m x 2.98m (10' 0" x 9' 9") UPVC double glazed window to the rear, storage cupboard and radiator.

#### Bedroom 3

2.4m x 2.11m (7' 10" x 6' 11") UPVC double glazed window to the rear and radiator.

### Outside

To the front of the property is a paved patio which is enclosed by timber fencing to the perimeter. The rear garden comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter.