

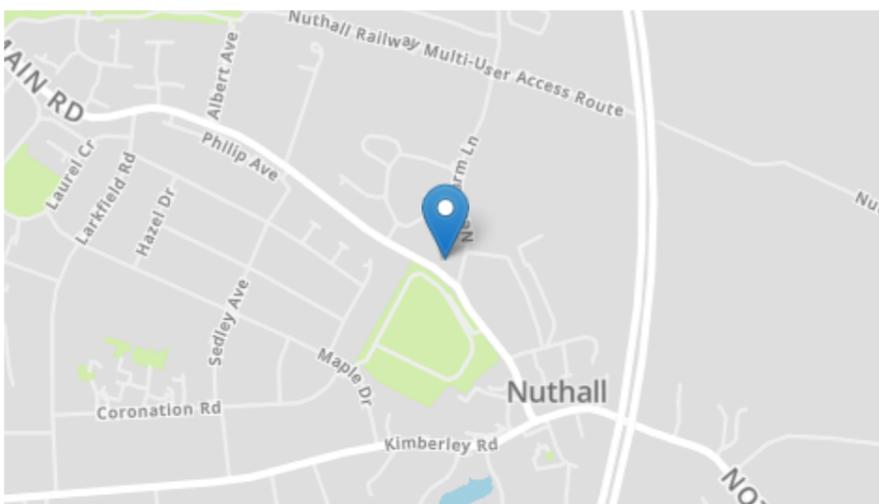
Watnall Road, Nuthall, NG16 1DU

Offers Over £200,000

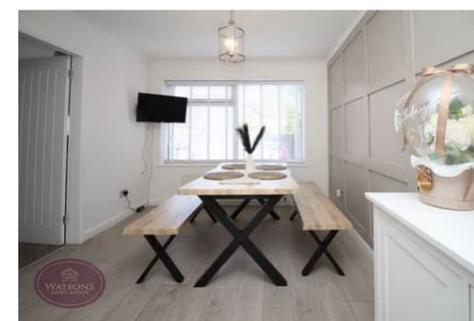


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	85
England, Scotland & Wales		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 - 29087396

- Our Seller says....
- Mid Town House
 - 3 Bedrooms
 - Open Plan Lounge & Dining Area
 - Rear Garden
 - Garage en Bloc
 - Ideal First Home or Investment
 - Close to Schools & Amenities
 - Fully Renovated & Immaculately Presented
 - 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



*** TAKE YOUR FIRST STEP ON THE LADDER *** This semi detached house is located on a popular part of Nuthall and has been stylishly refurbished to make a wonderful home for a first time buyer or young family. Features include 3 bedrooms, an open plan lounge diner, rear garden and garage en bloc. The accommodation comprises in brief; entrance porch, lounge with open access to the dining area, modern fitted kitchen, 3 bedrooms, recently refitted bathroom and a separate WC. Outside, there is a modest garden to the rear with artificial lawn making it almost maintenance free. The front of the property is accessed via steps from Watnall Road, whilst the rear is accessed from New Farm Lane, where you'll find a single garage in a block. The sought after location gives easy access to local amenities, public transport and M1 motorway, as well as Basil Russell playing fields, ideal for buyers with children. The property is offered for sale with NO UPWARD CHAIN, so call our team to book your viewing before it's too late!

Ground Floor

Entrance Porch

UPVC double glazed entrance door and tilt and slide door leading to the lounge.

Lounge

5.5m x 3.7m (18' 1" x 12' 2") UPVC double glazed window to the front, stairs to first floor, radiator, wood effect laminate flooring, feature media wall and wood panelling and open access to the dining area.

Dining Area

3.7m x 3.0m (12' 2" x 9' 10") UPVC double glazed window to the rear, radiator, wood effect laminate flooring, feature wall panelling and door to the kitchen.

Kitchen

3.70m x 2.65m (12' 2" x 8' 8") A range of matching wall and base units with work surfaces incorporating a composite sink and drainer unit, electric oven and hob with extractor over, wall mounted boiler, plumbing for washing machine, under stairs storage cupboard. Wood effect laminate flooring, UPVC double glazed window and door to the rear garden.

First Floor

Landing

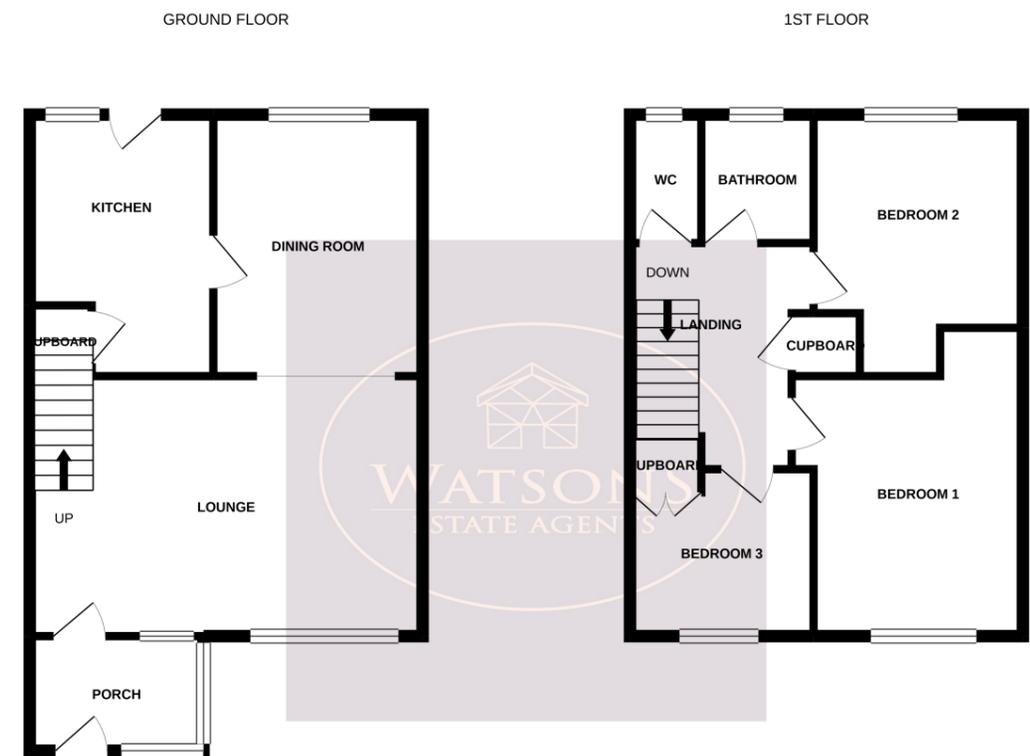
Access to attic, storage cupboard, doors to all bedrooms, bathroom and WC.

Bedroom 1

3.77m x 2.94m (12' 4" x 9' 8") UPVC double glazed window to the front, radiator.

Bedroom 2

3.09m x 2.93m (10' 2" x 9' 7") UPVC double glazed window to the rear, radiator.



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 3

2.62m x 2.41m (8' 7" x 7' 11") UPVC double glazed window to the front, over stair storage cupboard and radiator.

Bathroom

Bath and pedestal sink, obscured uPVC double glazed window to the rear and radiator.

WC

WC, obscured uPVC double glazed window to the rear.

Outside

The front of the property is accessed via steps from Watnall Road. A right of way over the neighbouring property (No.38) provides access to the front garden which has a small lawn and hedging to the perimeter. The rear garden has a small lawn, plants and shrubs and a timber fencing to the perimeter with gated access to the rear. The garage is located in a block which is accessed via New Farm Road.