

Penrith Crescent, NG8 5LL

Offers Over £260,000



Penrith Crescent, NG8 5LL

Offers Over £260,000



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		
	67	80
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 - 28642891



- Extended Semi Detached House
- 3 DOUBLE Bedrooms
- Modern Kitchen
- Study & Downstairs WC
- Driveway & Carport
- Private South East Facing Rear Garden
- Ease of Access to Nottingham City Centre
- Excellent Road & Public Transport Links

Our Seller says....

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 ON PENRITH An extended three double bedroom semi-detached property in a popular residential area with easy access to Nottingham and the surrounding towns and villages. Benefits include two reception rooms, three generous double bedrooms, modern kitchen, car port, and a fabulous south-east facing rear garden. Please note, a substantial portion of the garden is owned by the council, however the current vendors have been paying a nominal annual fee for many years. More information available upon request. Briefly comprising; entrance porch, lounge, dining kitchen, downstairs WC, study. To the first floor, three double bedrooms and bathroom. Outside, driveway and car port to the front, and private south-east facing garden to the rear. Located in easy access to Nottingham city centre, transport links and amenities are close by. Brought to the market with no upward chain. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed windows to the front & side and door to the lounge.

Lounge

5.59m x 4.42m (18' 4" x 14' 6") UPVC double glazed bay window to the front, uPVC double glazed window to the side, stairs to the first floor, under stairs storage, integrated storage cupboards, radiator and door to the kitchen.

Kitchen

4.97m x 2.75m (16' 4" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. Wood effect laminate flooring, radiator, uPVC double glazed window to the rear and door to the study.

Study

2.48m x 2.32m (8' 2" x 7' 7") UPVC double glazed windows to the rear & side, radiator and doors to the WC & rear garden.

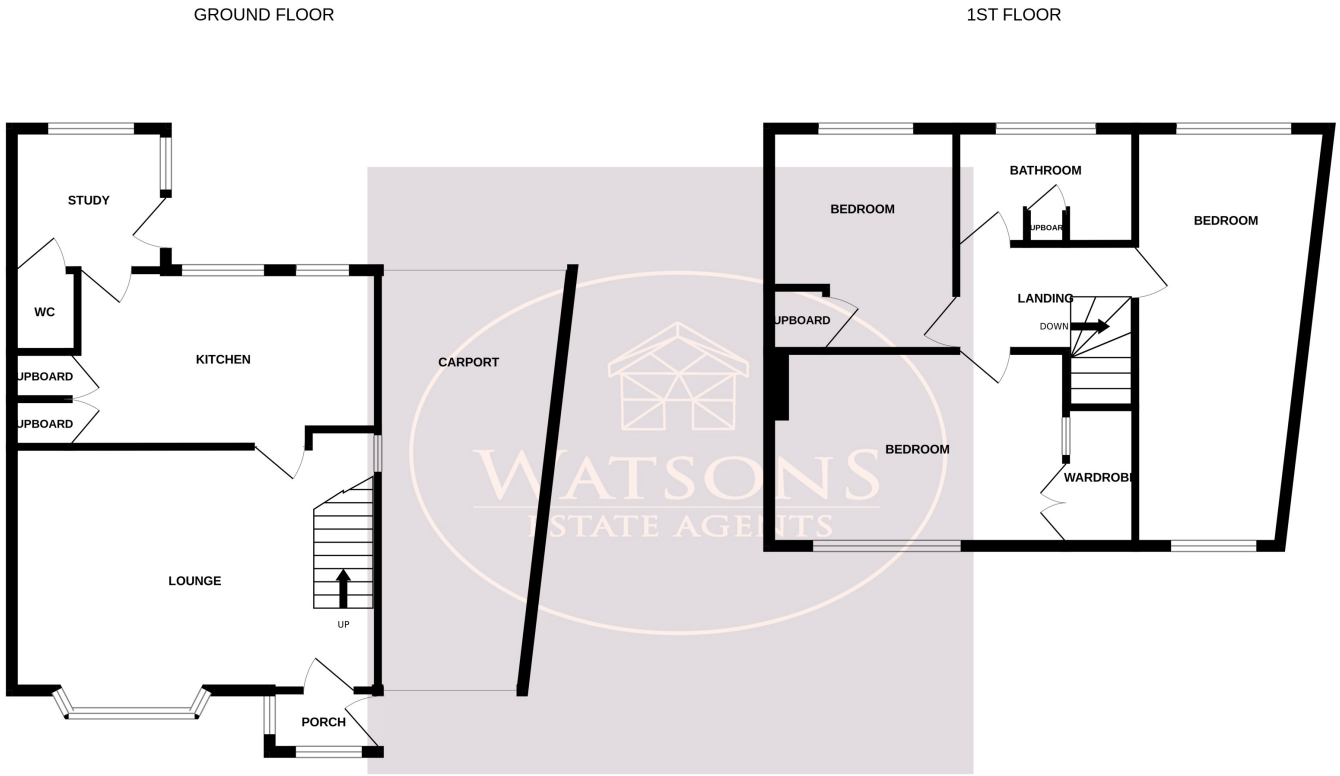
WC

WC.

First Floor

Landing

UPVC double glazed window to the side, 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

5.55m x 3.08m (18' 3" x 10' 1") UPVC double glazed window to the front, built in wardrobe/storage cupboard and radiator.

Bedroom 2

6.73m x 3.08m (22' 1" x 10' 1") UPVC double glazed windows to the front & rear and radiator.

Bedroom 3

3.51m x 2.76m (11' 6" x 9' 1") UPVC double glazed window to the rear, built in wardrobe/storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds. A concrete driveway provides ample off road parking leading to carport. The South East facing rear garden offers a good level of privacy and comprises a paved patio seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter.