

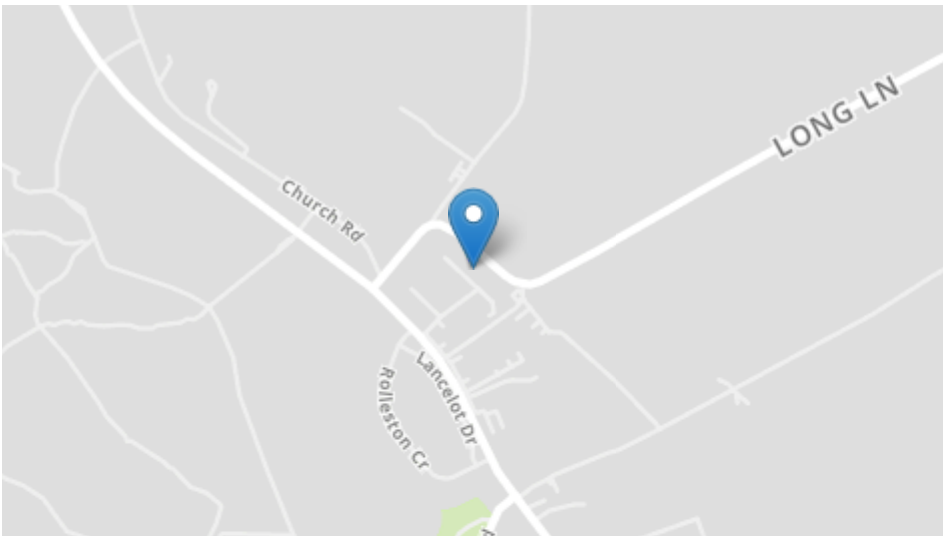
Farnsworth Close, Watnall, NG16 1JE

Offers Over £260,000



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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		
	66	84
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 - 29053955

- Detached Bungalow
- 2 DOUBLE Bedrooms
- Generous Lounge Diner
- Driveway & Garage
- Private Rear Garden
- Sought After Cul De Sac Location
- Countryside Nearby
- No Upward Chain

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



'WORTH' EVERY PENNY! Located in a sought after cul-de-sac in Watnall, is this wonderful, spacious two bedroom detached bungalow, brought to the market with no upward chain. With a generous lounge/diner, tandem garage with utility area to rear, garage, and private garden. Briefly comprising; entrance hallway, breakfast kitchen, lounge/diner, bathroom, two bedrooms. Outside, driveway to front with access to garage with utility area to rear. To the rear is a mature and private garden. Watnall is a sought after village, with pubs and countryside walks on your doorstep. Kimberley town centre is a short distance away where you'll find a supermarket, pubs and an array of shops. Contact Watsons to arrange a viewing.

Entrance Hall

Entrance door to the side, access to the attic (fully boarded and housing the combination boiler) and doors to all rooms.

Lounge Diner

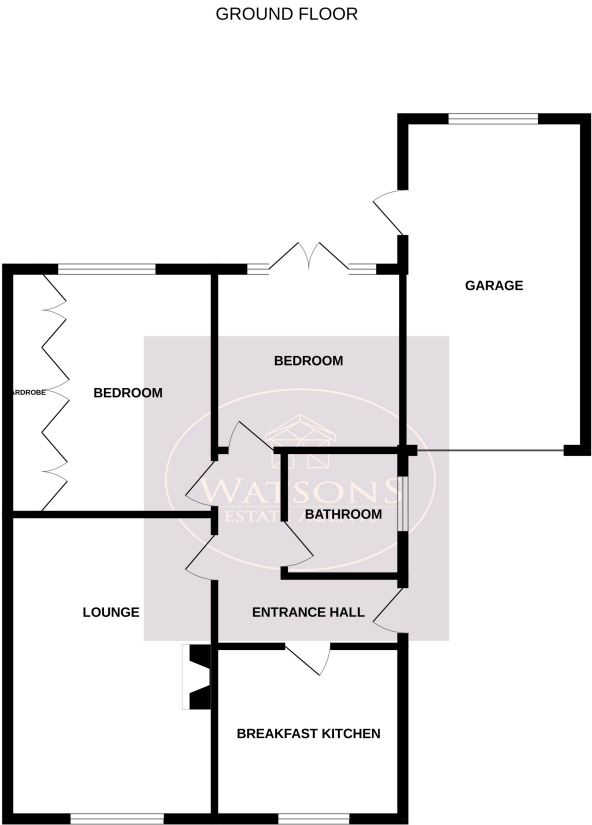
5.23m x 3.41m (17' 2" x 11' 2") UPVC double glazed bay window to the front, feature fire place with living flame electric fire and radiator.

Breakfast Kitchen

3.02m x 2.73m (9' 11" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven and gas hob with extractor over. Space for fridge, plumbing for washing machine. Tiled flooring, radiator and uPVC double glazed window to the front.

Bedroom 1

3.73m x 2.82m (12' 3" x 9' 3") UPVC double glazed window to the rear, fitted wardrobes and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12/25

Bedroom 2

3.04m x 2.73m (10' 0" x 8' 11") 2 uPVC double glazed window to the rear and radiator. French doors to the rear garden.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side and chrome heated towel rail.

Outside

To the front of the property are gravel beds with a range of mature plants & shrubs. A tarmacadam driveway provides ample off road parking, leading to double wrought iron gate and detached tandem garage with up & over door, power and utility area. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, gravel beds, flower bed borders with a range of mature trees, plants & shrubs and is enclosed by timber fencing to the perimeter with access to the garage/utility area.