

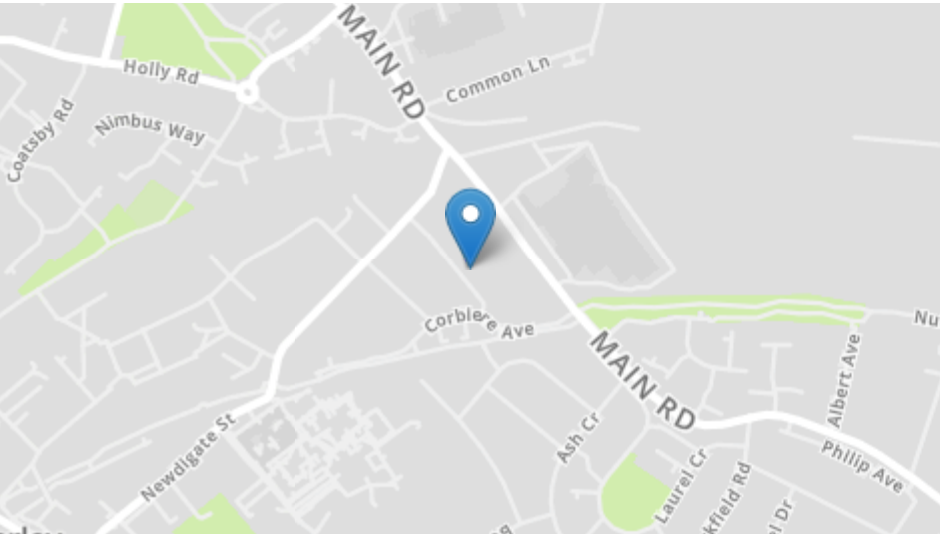
Alandene Avenue, Watnall, NG16 1HH

Offers Over £220,000



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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		
	70	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29704281

- Semi Detached Family Home
- 2 Double Bedrooms
- Open Plan Kitchen Diner
- Downstairs WC
- Off Road Parking
- Walking Distance From Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home Or Investment
- Ease Of Access To A610 & M1
- 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



*** LOCATION, LOCATION, LOCATION, *** Situated just a few minutes walk from The Kimberley School and the town centre, this traditional semi detached home would make a great choice for buyers looking for their first family home and benefits from no upward chain. Features include two double bedrooms, a spacious and modern dining kitchen, a downstairs WC, and off road parking. The accommodation is well presented throughout and in brief comprises: entrance hall, lounge, downstairs WC and an open plan dining kitchen with feature fireplace. On the first floor, the landing leads to the two double bedrooms and family bathroom. Outside, there is off street parking to the front and a good size lawned garden to the rear which offers an excellent level of privacy. Alandene avenue is located off Newdigate Road leading to Kimberley Town Centre, which offers a wide range of shops, amenities, public services and transport links, along with favoured schools. For more information or to book your viewing, call Watsons today.

Ground Floor

Entrance Hall

UPVC double glazed window and entrance door to the side, stairs to the first floor, radiator, cupboard housing the combination boiler and doors to the lounge and dining kitchen.

Lounge

4.01m x 3.98m (13' 2" x 13' 1") UPVC double glazed window to the front, radiator, real flame gas fire with cast iron surround, wood effect flooring.

Dining Area

4.0m x 3.17m (13' 1" x 10' 5") Feature fireplace, radiator, uPVC double glazed window to the side, wood effect laminate flooring, under stairs storage and open plan to the kitchen area. Door to the WC.

WC

WC, vanity sink unit, wood effect laminate flooring.

Kitchen Area

3.81m x 2.08m (12' 6" x 6' 10") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Space for Range style cooker, plumbing for washing machine & tumble dryer, wood effect laminate flooring, uPVC double glazed window to the rear and uPVC double glazed door to the side.

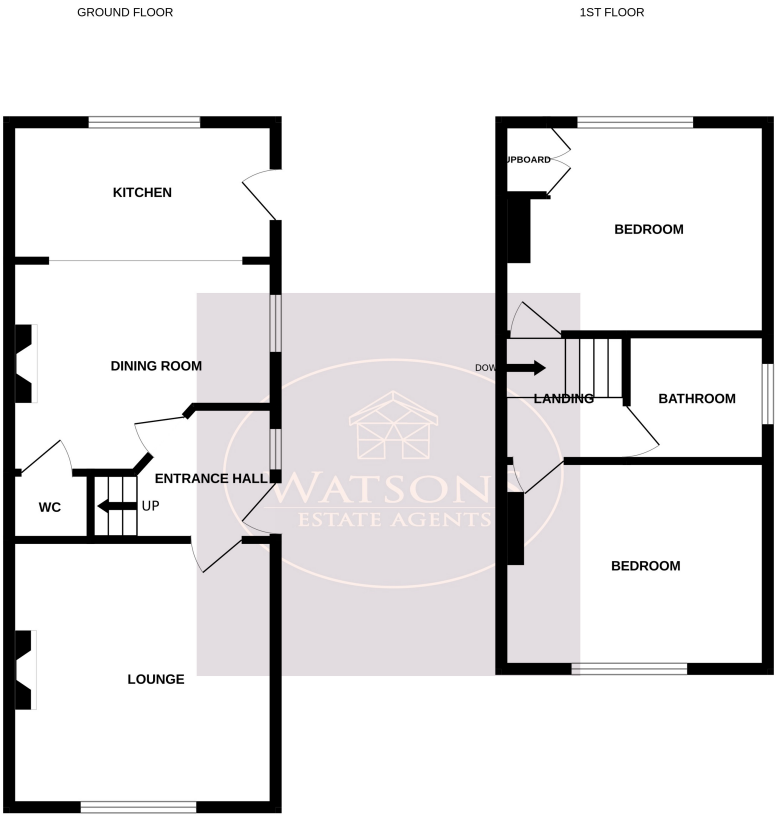
First Floor

Landing

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

Bedroom 1

4.03m x 3.16m (13' 3" x 10' 4") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and built in wardrobe.



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 misstatement. 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 2

4.06m x 3.11m (13' 4" x 10' 2") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

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

Outside

To the front of the property is a lawn with flower bed borders enclosed by wall and timber fencing. A paved driveway running alongside the property provides off road parking. The South West facing rear garden offers a good level of privacy and comprises of a paved patio and turfed lawn with flower bed borders and a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is in the entrance hall and is approximate 8 years old. It was last serviced 3 years ago.