

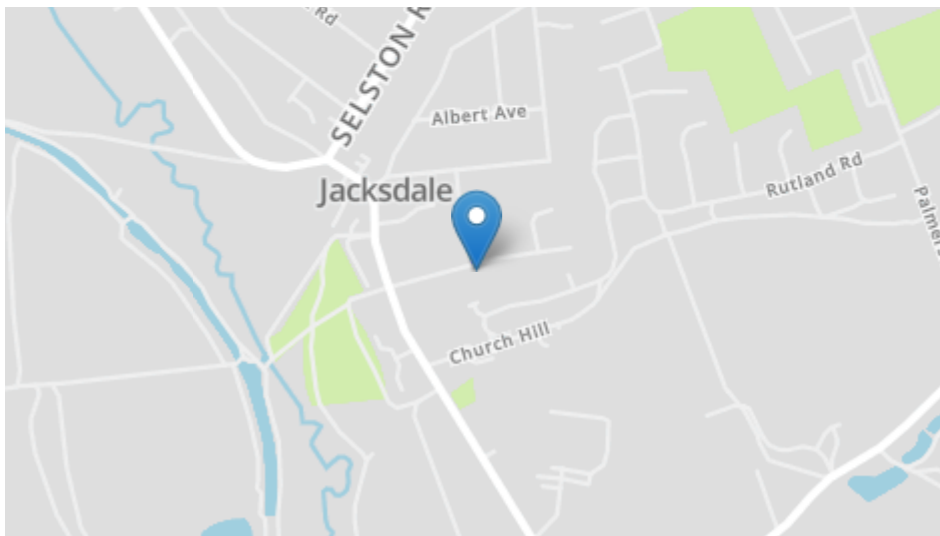
Sedgwick Street, Jacksdale, NG16 5JY

£140,000



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



- Mid Terrace House
- 2 Bedrooms & Attic Room
- Open Plan Living Space
- Downstairs WC
- Low Maintenance Rear Garden
- Popular Residential Location
- Ideal First Home or Investment
- Well Presented Throughout

Our Seller says....

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 - 27192244

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



**\*\*\* TREMENDOUS TERRACE! \*\*\*** Stylishly presented and immaculate throughout, this Jacksdale home would be an ideal first home. With downstairs wc, 2 bedrooms and attic room, it offers a lot for this price point. We highly advise viewing in person. The village location is a quiet cul-de-sac, but local amenities within walking distance include, infant school, food store and pub. The M1 motorway is also only a 10 minute drive away. In brief, the accommodation comprises: lounge, open plan kitchen diner, wc, upstairs landing to the 2 bedrooms & bathroom on the first floor with stairs leading up to a very use-able attic room. Outside, the appealing rear garden with decked patio has it's own separate gated access and on street parking is available to the front. Call our sales team now to arrange a viewing.

## Ground Floor

### Lounge

4.46m x 3.45m (14' 8" x 11' 4") Composite entrance door to the front, uPVC double glazed window to the front, radiator and French doors leading to the dining kitchen.

### Kitchen Area

3.85m x 3.53m (2.65m min) (12' 8" x 11' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset twin stainless steel sink & drainer unit. Space for Range style cooker. Integrated appliances to include: fridge freezer, washing machine, dishwasher and microwave. Under stairs storage, open to the dining area and door to the WC.

### Dining Area

4.82m x 1.82m (15' 10" x 6' 0") A further range of base unit, ceiling spotlights, uPVC double glazed window to the side, radiator and French doors leading to the rear garden.

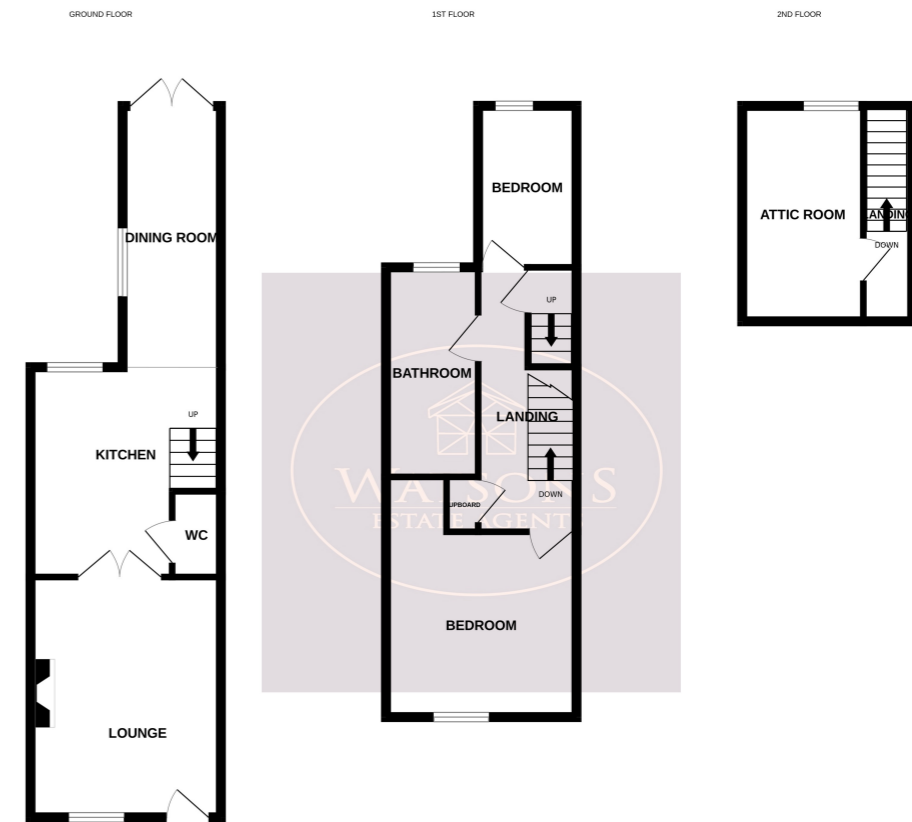
### WC

WC and vanity sink unit.

## First Floor

### Landing

Built in storage cupboard, radiator, stairs to landing 2 and doors to bedrooms 1 & 2 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.  
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### Bedroom 1

3.5m x 3.4m (11' 6" x 11' 2") UPVC double glazed window to the front, radiator and walk in wardrobe.

### Bedroom 2

2.78m x 2.11m (9' 1" x 6' 11") UPVC double glazed window to the front and radiator.

### Bathroom

4 piece suite in white comprising: concealed cistern WC, vanity sink unit, bath and shower cubicle with dual rainfall mains fed shower. Ceiling spotlights, obscured uPVC double glazed window to the rear, integrated combination boiler, radiator and extractor fan.

## Second Floor

### Attic Room

2.49m (3.91m max) x 2.19m (8' 2" x 7' 2") UPVC double glazed window to the front, built in storage cupboard, ceiling spotlights and radiator.

### Outside

To the rear of the property is a timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and summer house. The garden is enclosed by timber fencing to the perimeter.