

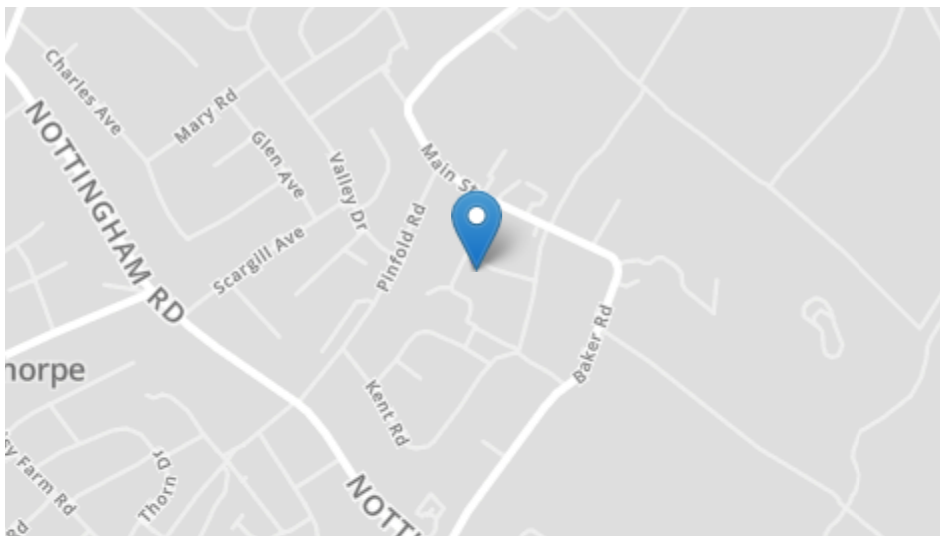
Baldwin Street, Newthorpe, NG16 2DS

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Bedrooms
- Driveway & Garage
- Private South Facing Rear Garden
- Popular Cul-de-Sac Location
- Excellent Road & Public Transport Links
- Short Drive From Eastwood & Kimberley Town Centres
- NO UPWARD CHAIN

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 - 26566968

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



*** YOUR FOREVER HOME? *** Coming to the market with NO UPWARD CHAIN and PRICED TO SELL, this 2 bedroom bungalow is a great opportunity to downsize. With 2 double bedrooms and a private south-facing rear garden, this is well worth a look. The accommodation comprises in brief: lounge, kitchen, 2 bedrooms and bathroom. Outside, a driveway running alongside the property to a detached garage provides good off street parking, whilst the rear garden is fairly low maintenance, has good privacy and great to enjoy the summer months. The popular cul-de-sac location will suit people wanting a quiet life, but there are a wealth of amenities not far away. Call our sales team today to arrange a viewing.

Lounge

4.41m x 3.23m (14' 6" x 10' 7") Electric heater and sliding patio doors leading to the rear garden.

Dining Kitchen

UPVC double glazed entrance door to the side. A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, electric heater, built in storage cupboard, uPVC double glazed window to the rear and doors to the lounge and inner hall.

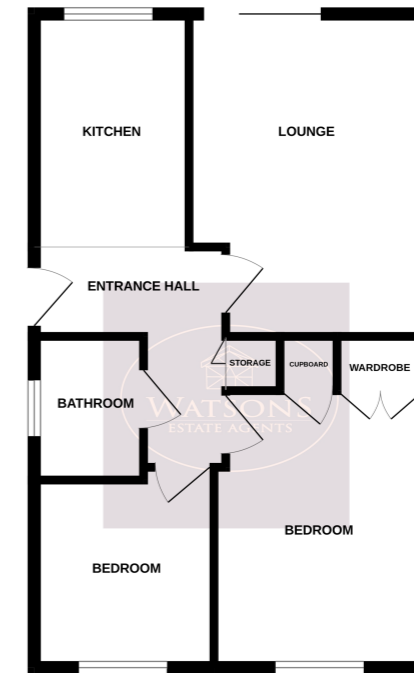
Inner Hall

Doors to both bedrooms and bathroom.

Bedroom 1

3.83m x 2.92m (12' 7" x 9' 7") UPVC double glazed window to the front and electric heater.

GROUND FLOOR



While 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.
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Bedroom 2

2.71m x 2.46m (8' 11" x 8' 1") UPVC double glazed window to the side and electric heater.

Bathroom

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

Outside

To the front of the property are gravel beds and a concrete driveway running alongside the property leads to a detached garage (with power) provides good off road parking. The South facing, low maintenance rear garden offers a high level of privacy and comprises a paved patio, artificial lawn, flower bed borders with a range of plants & shrubs, with a store room giving additional useful storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side.