

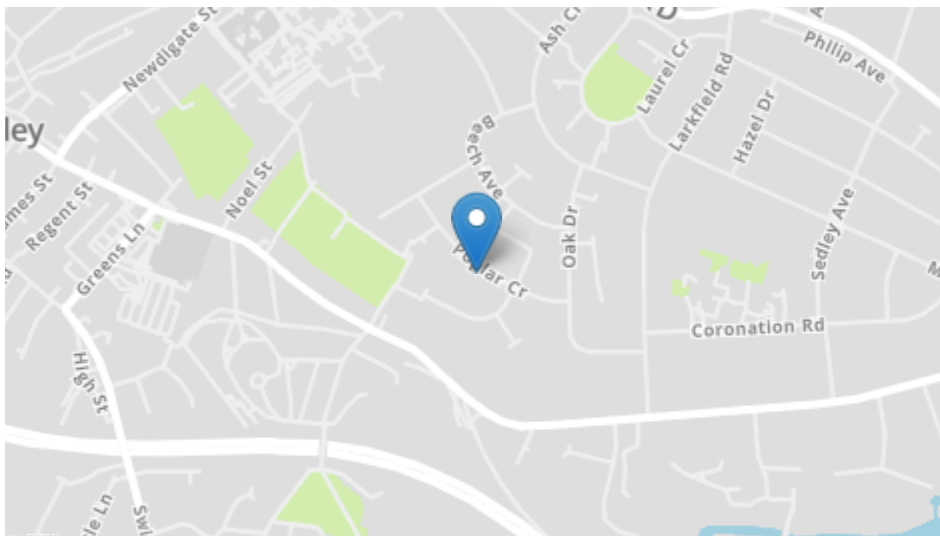
Poplar Crescent, Nuthall, NG16 1FE

Offers Over £150,000



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- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- Dining Kitchen
- Downstairs WC
- Driveway & Garage
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- In Need of Modernisation
- 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 - 28287531

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



\*\*\* DO THE WORK, ADD THE VALUE! \*\*\* Well positioned in the Larkfields area of Nuthall, this 2 bed semi with NO UPWARD CHAIN requires full refurbishment and is PRICED TO SELL - just waiting for the new owner to reap the rewards. The spacious accommodation includes: entrance hall, lounge, dining kitchen, side lobby with access to downstairs WC. Upstairs, the landing leads to 2 DOUBLE bedrooms. The excellent potential doesn't end there - outside, the plot gives good prospects to extend to the side (STPP) where there is a good size driveway & garage positioned towards the rear, whilst the lawned rear is south-facing. Further benefits include being just a short drive from the M1 and within walking distance of all the shops, amenities and public transport of Kimberley Town Centre. To book a viewing call Watsons 8am-8pm (7 days) on 01159385577.

## Ground Floor

### Porch

UPVC construction, door to the side and door to the entrance hall.

### Entrance Hall

Stairs to the first floor and door to the lounge.

### Lounge

4.81m into the bay x 3.35m (15' 9" x 11' 0") UPVC double glazed window to the front, gas fire. Door to the dining kitchen.

### Dining Kitchen

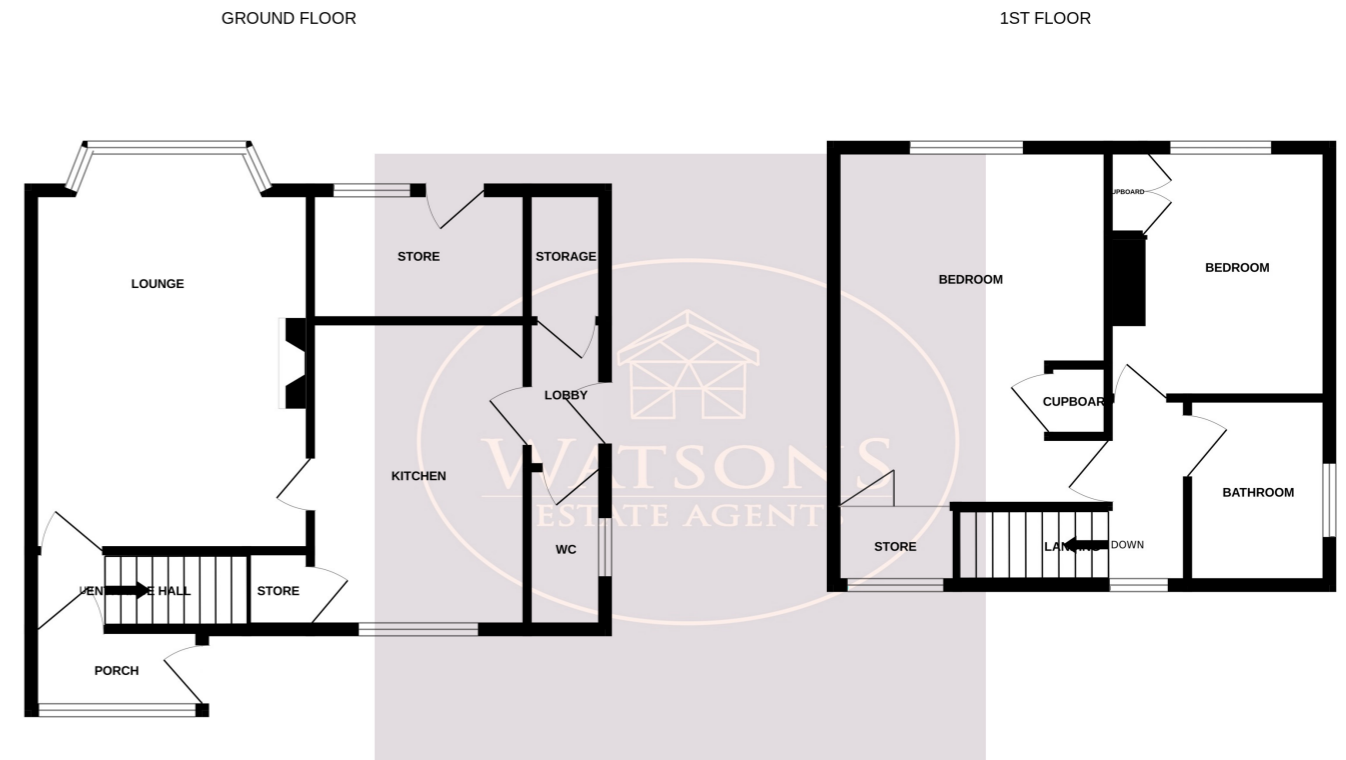
3.56m x 2.84m (11' 8" x 9' 4") A range of matching base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, uPVC double glazed window to the front. Understairs storage/walk in pantry. Door to the side lobby.

### Side Lobby

Doors to the storage cupboard and WC. Door to the side leading to the rear garden.

### WC

WC and obscured uPVC double glazed window to the side.



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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## First Floor

### Landing

UPVC double glazed window to the side, doors to both bedrooms and bathroom.

### Bedroom 1

4.32m x 3.31m (14' 2" x 10' 10") UPVC double glazed window to the rear, airing cupboard housing the hot water tank and door to the walk in wardrobe with uPVC double glazed window to the rear.

### Bedroom 2

3.56m x 2.89m (2.49m min) (11' 8" x 9' 6") UPVC double glazed window to the rear, built in double wardrobe

### Bathroom

2 piece suite comprising pedestal sink unit and bath. Obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway running alongside the property leads to the detached single garage. The driveway is enclosed by hedge and timber fencing to the perimeter and is secured by wooden gates to the front. The low maintenance, South facing rear garden comprises a paved patio and is enclosed by timber fencing to the perimeter.