

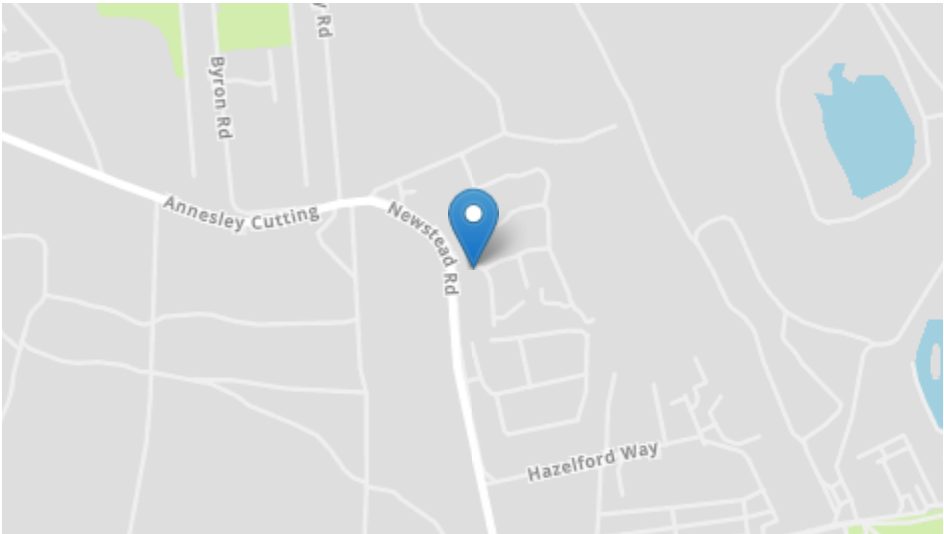
Henfrey Drive, Annesley, NG15 0EF

£172,500



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 - 28012732

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.



- Mid Town House
- Three Bedrooms
- Deceptively Spacious
- En Suite To Primary Bedroom
- Downstairs WC
- West Facing Garden
- Off Street Parking
- Popular Location

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





Offered for sale under a section 106 agreement\* is this beautifully presented three bedroom mid town house situated in a popular residential location with excellent road links to the M1 motorway, Nottingham & Mansfield. The accommodation spans three floors and comprises of entrance hall, WC, modern high gloss kitchen and lounge diner with french doors leading to the garden. On the first floor you'll find a bright and airy landing space, bedrooms 2 & 3 and the family bathroom. The master bedroom occupies the 2nd floor and comes with ample storage space and an en suite shower room. Outside the pleasant rear garden has a private outlook with gated access leading directly to the two allocated parking spaces. This is a home set to tick a number of boxes for a number of buyers so call Watsons on 01159385577 to book your viewing appointment today!

### Ground Floor

#### Entrance

Entrance door, tiled flooring, Nest thermostat, stairs to first floor, radiator. Doors to WC, kitchen & lounge.

#### WC

WC, pedestal sink unit, obscured uPVC double glazed window to the front, radiator.

#### Lounge

4.43m x 3.85m (14' 6" x 12' 8") UPVC french doors to the rear, radiator.

#### Kitchen

2.98m x 1.79m (9' 9" x 5' 10") A range of matching high gloss wall & base units, one and a half bowl stainless steel sink & drainer unit, integrated electric oven & gas hob with extractor over. Plumbing for dishwasher & washing machine, tiled flooring, cupboard incorporating combination boiler, extractor fan. UPVC double glazed window to the front.

### First Floor

#### Landing

Stairs to 2nd floor, storage cupbaord, radiator, skylight. Doors to bedrooms 2, 3 & bathroom.

#### Bedroom 2

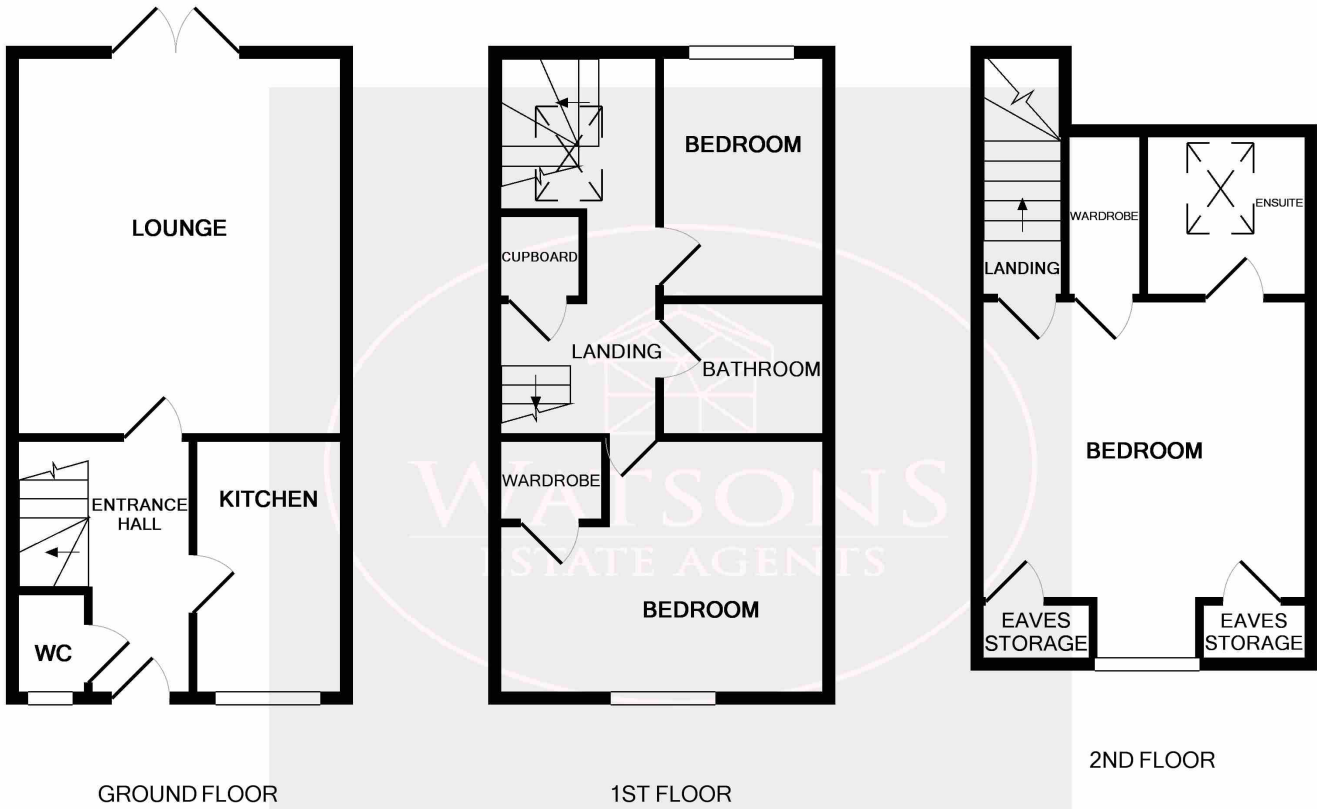
3.85m (max) x 2.51m (max) (12' 8" x 8' 3") UPVC double glazed window to the front, storage cupboard with hanging rail, radiator.

#### Bedroom 3

2.85m x 1.94m (9' 4" x 6' 4") UPVC double glazed window to the rear, radiator.

#### Bathroom

Three piece suite in white comprising WC, pedestal sink unit and panelled bath. Radiator, extractor fan, tiled flooring.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Second Floor

#### Bedroom 1

3.84m x 3.44m (12' 7" x 11' 3") UPVC double glazed window to the front, 2 built in storage cupboards, built in wardrobe, access to attic, radiator. Door to en suite.

#### En Suite

Three piece suite comprising of WC, pedestal sink unit and shower cubicle with mains shower. Chrome heated towel rail, skylight, tiled flooring.

#### Outside

#### Outside

The west facing rear garden has a paved patio, lawn and flower bed borders with a range of plants & shrubs. Timber fencing secures the perimeter of the garden with gated access to the rear leading directly to the two allocated parking spaces.

#### Agents Note

\*Under the section 106 agreement, properties are offered for sale to purchasers at a discounted price of the market value. For example, a £230,000 house with a 25% discount would be offered to applicants for £172,500. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property. When you want to sell the property, you must do so on the same terms, which means you have to sell it with the same level of discount you received. For further information please contact our office on 01159385577.