

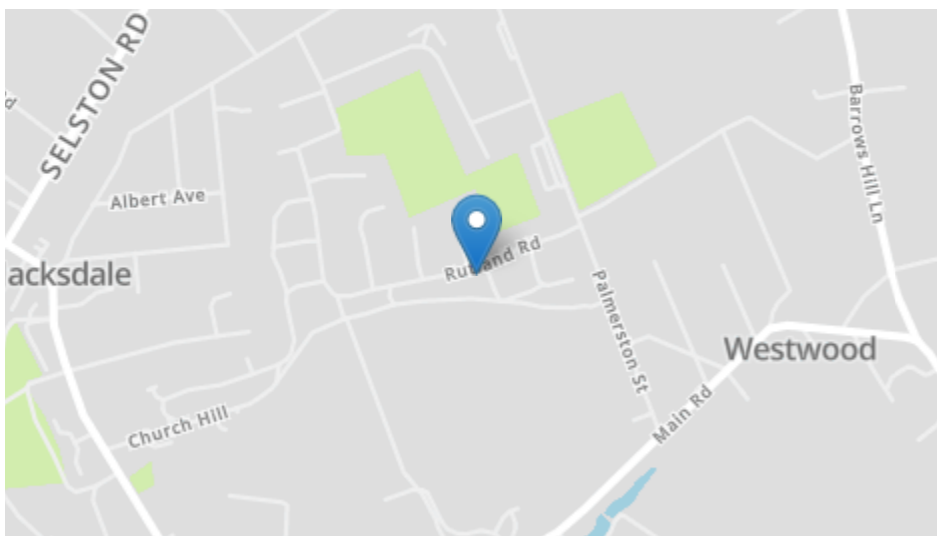
Cornwall Close, Westwood, NG16 5JS

£220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Bedrooms
- Fitted Kitchen
- Lounge & Conservatory
- Driveway & Garage
- Landscaped Rear Garden
- Cul De Sac Location
- 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 - 28143300

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



*** HAVE IT ALL AT CORNWALL! *** You really will have it all with this lovely 2 bedroom detached bungalow, generous living space, private driveway and garage and ready to move into with NO UPWARD CHAIN! Occupying a corner position with gardens to front, side and rear and boasting internally; living room, fitted kitchen, shower room, 2 bedrooms and a conservatory. Set amongst similar style properties and located in the popular semi rural village of Westwood, we highly recommend an early internal inspection. So call our friendly team today to book your viewing!

Lounge

5.26m x 3.07m (17' 3" x 10' 1") UPVC double glazed window to the front, radiator and wooden fireplace surround with inset real flame gas fire.

Kitchen

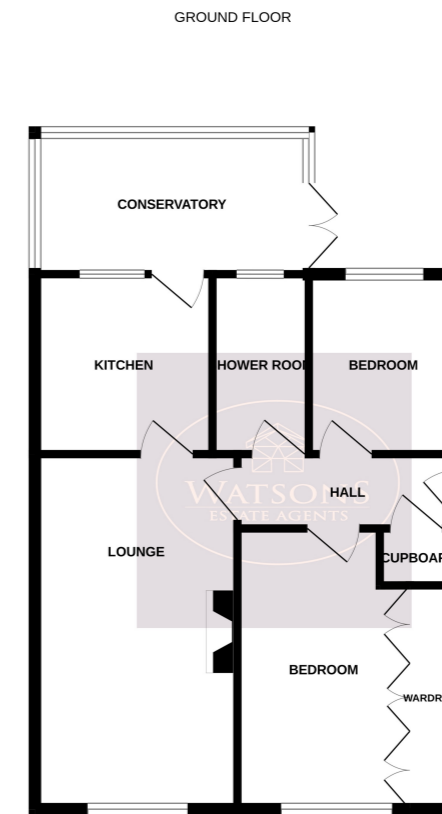
2.64m x 2.51m (8' 8" x 8' 3") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and hob with extractor over. Space for fridge freezer, radiator and tiled floor. UPVC double glazed window to the rear and and uPVC double glazed door leading to the conservatory.

Conservatory

4.1m x 2.3m (13' 5" x 7' 7") Brick and uPVC double glazed construction, tiled floor, plumbing for washing machine and French doors to the rear garden.

Bedroom 1

4.07m x 2.5m (13' 4" x 8' 2") UPVC double glazed window to the front, radiator and fitted 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 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.
Made with Metaplan 12/2014

Bedroom 2

2.61m x 2.19m (8' 7" x 7' 2") UPVC double glazed window to the rear and radiator.

Shower Room

White 3 piece suite comprising wc, pedestal sink and shower cubicle with electric shower. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a turfed lawn with paved pathway leading to the entrance door. The landscaped rear garden is enclosed by timber fencing with gated access to the side & rear, leading to the detached garage fitted with up & over door and paved driveway. The rear garden comprises turfed lawn, outdoor tap, timber decking area and flower bed borders with a range of plants and shrubs.