

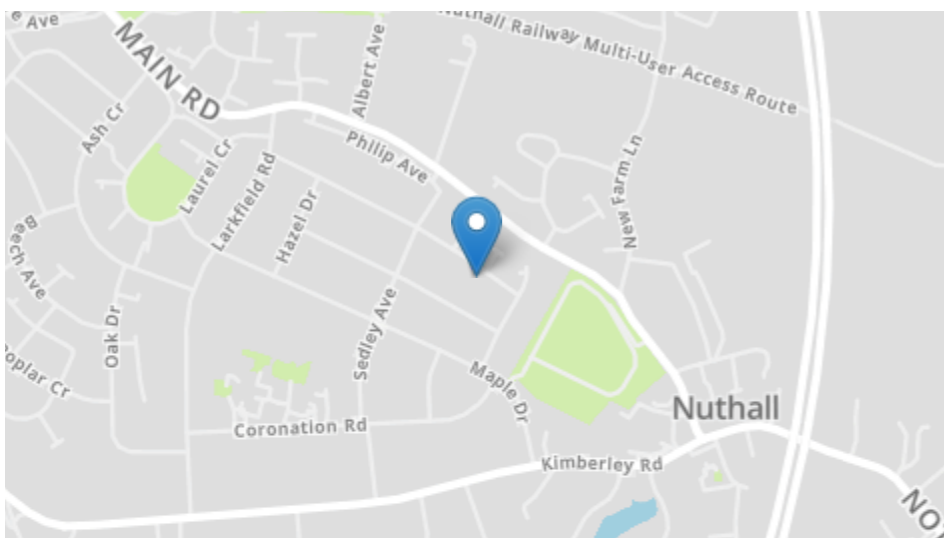
Philip Avenue, Nuthall, NG16 1EB

£280,000



Philip Avenue, Nuthall, NG16 1EB

£280,000



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 - 28254629

- Detached Bungalow
- 3 Bedrooms
- Generous Lounge Diner
- South West Facing Rear Garden
- Driveway & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

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



*** COULD THIS BE YOUR FOREVER HOME? *** NO UPWARD CHAIN *** Located in the desirable area of Nuthall which offers great access to the M1/A610 and Kimberley town centre, this charming 3 bedroom detached bungalow is positioned in a quiet cul-de-sac and boasts generous living space with a private garden to the rear, garage and driveway. Offered for sale with no upward chain we expect a lot of interest in this excellent home. Call our team to book your viewing.

Porch

Brick & uPVC double glazed construction, uPVC double glazed entrance door to the front and door to the entrance hall.

Entrance Hall

Storage cupboard and radiator. Door to the lounge.

Lounge

6.63m x 4.4m (21' 9" x 14' 5") UPVC double glazed windows to the rear & front radiator and ceiling spotlights.

Breakfast Kitchen

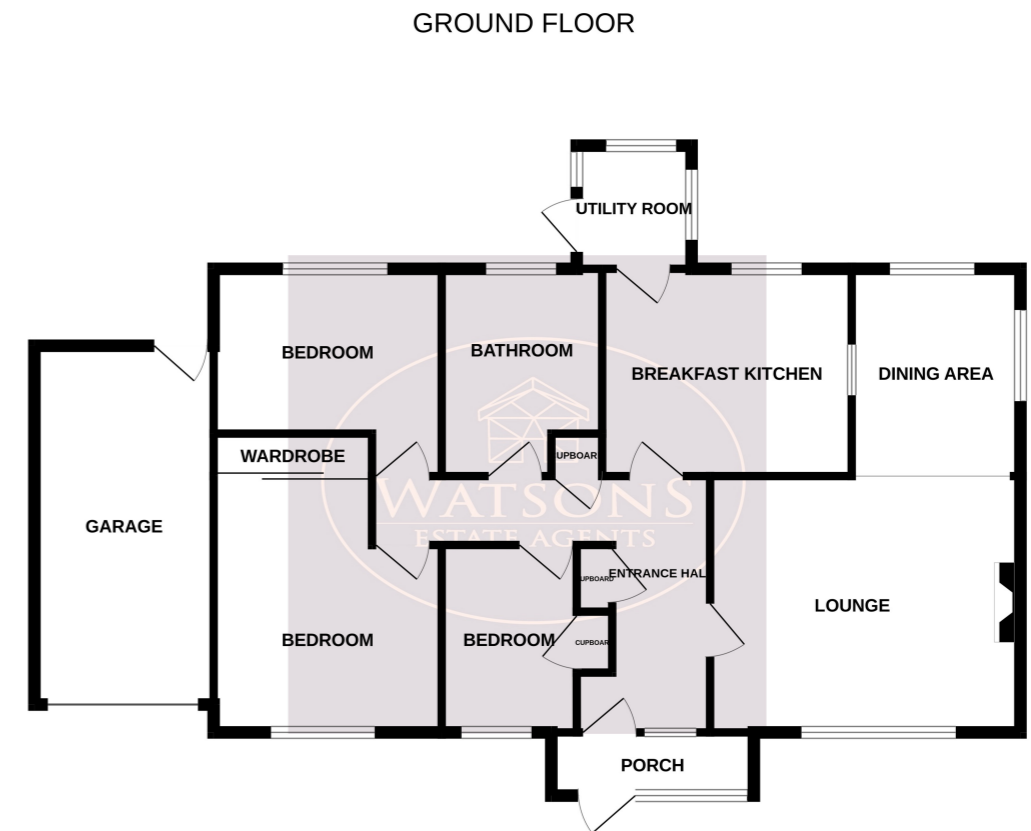
3.47m x 2.96m (11' 5" x 9' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & draining unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over & microwave. Radiator, tiled flooring, uPVC double glazed window to the rear and door to the utility room.

Utility Room

Plumbing for washing machine. Door to the rear garden.

Bedroom 1

3.57m x 3.17m (11' 9" x 10' 5") UPVC double glazed window to the front, fitted sliding door wardrobes and radiator.



Bedroom 2

3.18m x 2.32m (10' 5" x 7' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.52m x 1.92m (8' 3" x 6' 4") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with mains fed shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are flower bed borders. A concrete driveway provides off road parking leading to the single garage with up & over door, power and giving access to the workshop & greenhouse. The South West facing rear garden comprises a paved patio, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.