

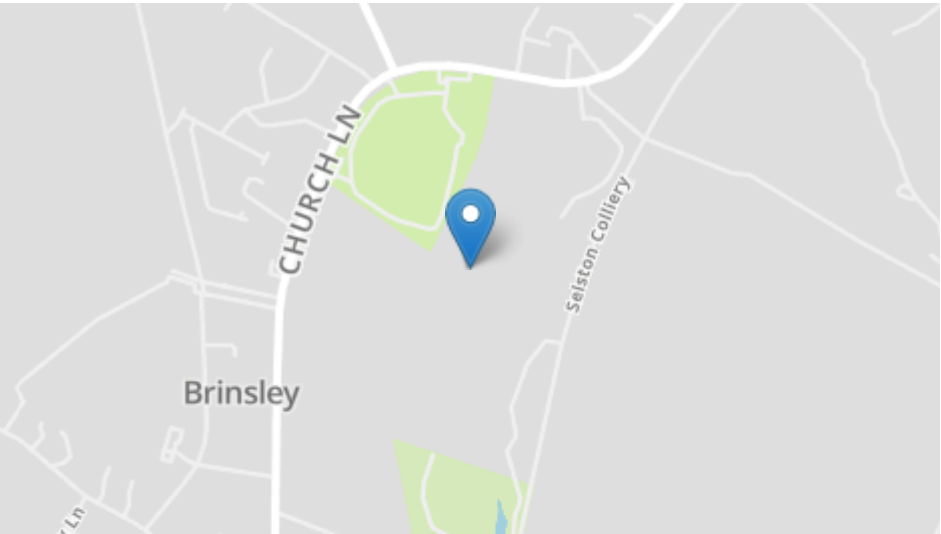
Holroyd Circle, Brinsley, NG16 5DR

£230,000



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£230,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Family Home
- 3 Bedrooms
- Lounge
- Dining Breakfast Kitchen
- Downstairs WC & Bathroom
- Utility Room
- Electric Car Charge Point
- Cul De Sac Location
- Good Roads & Close To Recreational Park

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 - 28996557

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



*** OFFERS OVER £230,000 *** THIS IS YOUR CHANCE TO GET A FIRM FOOT ON THE LADDER *** NO CHAIN *** Offered for sale under a section 106 agreement* is this beautifully presented three bedroom semi detached home is situated in a desirable residential location with excellent road links to the M1 motorway. The accommodation comprises of entrance hall, living room, fitted kitchen/dining room and a downstairs WC. On the first floor you'll find bright and airy bedrooms with a family bathroom. Outside the pleasant rear garden has a private outlook with gated access leading directly to the two allocated parking spaces at the front of the property. 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

Lounge
4.53m x 4.41m (14' 10" x 14' 6") Entrance door to the front, uPVC double glazed window to the side and front, radiator and door to dining kitchen.

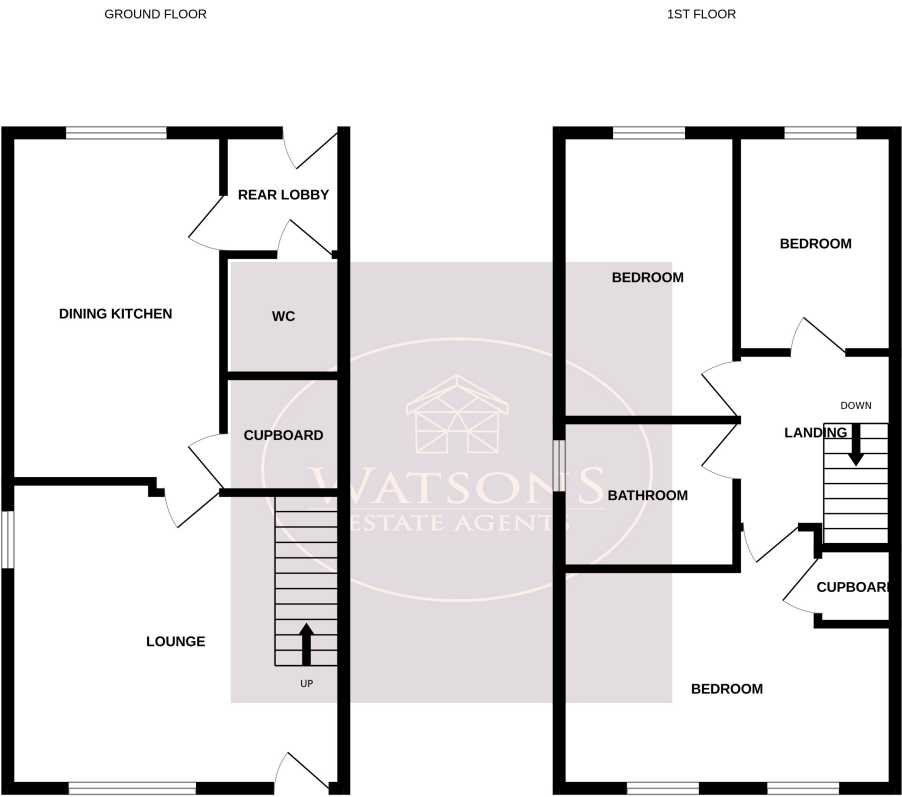
Dining Breakfast Kitchen
4.81m x 2.97m (15' 9" x 9' 9") A range of matching wall & base units with wood effect work surfaces incorporating an inset stainless steel sink and drainer unit. Integrated appliances including. washing machine and dishwasher, oven with 5 ring gas hob, and extractor over. Space for fridge freezer, storage cupboard housing combination boiler, uPVC double glazed window to the rear, and door to utility and downstairs wc.

Downstairs WC
WC, pedestal sink with extractor fan and ceiling spotlights.

Utility
Vinyl flooring, door to garden and downstairs wc.

First Floor

Landing
Doors to all bedrooms and bathroom.



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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Bedroom 1
4.00m x 2.47m (13' 1" x 8' 1") 2 uPVC double glazed window to the font, storage cupboard and radiator with separate heating control.

Bedroom 2
4.16m x 2.33m (13' 8" x 7' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3
3.01m x 2.17m (9' 11" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom
3 piece white suite comprising wc, pedestal sink, panel bath, mains fed shower over. Heated towel rail, partially tiled walls, wood laminate flooring and obscured uPVC double glazed window to the side.

Outside
To the front is tarmacadam driveway for two cars and electrical vehicle charger with paved pathway along side, flower beds to the font and gate leading to rear garden, to the side. The rear garden features a turfed lawn, with paved area to the font, enclosed by timber fencing.