

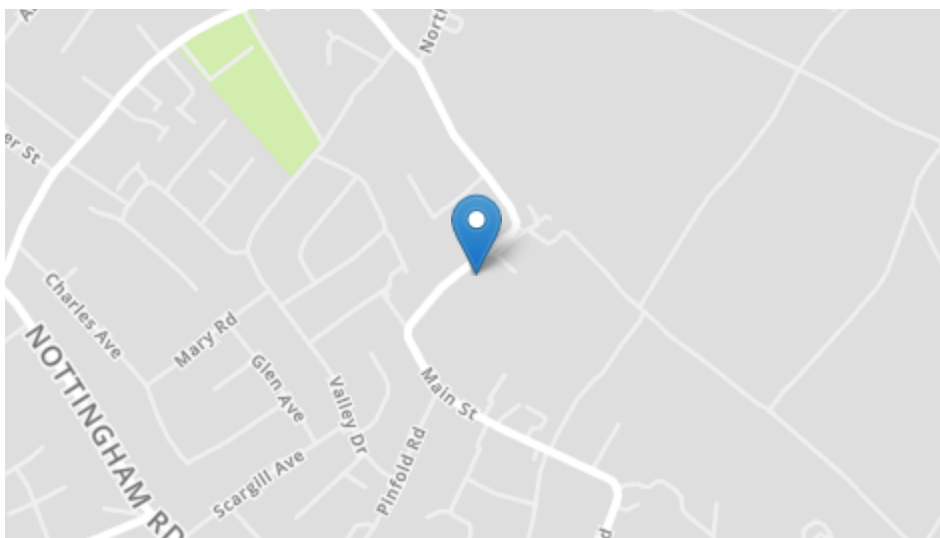
Main Street, Newthorpe, NG16 2DH

Offers Over £160,000

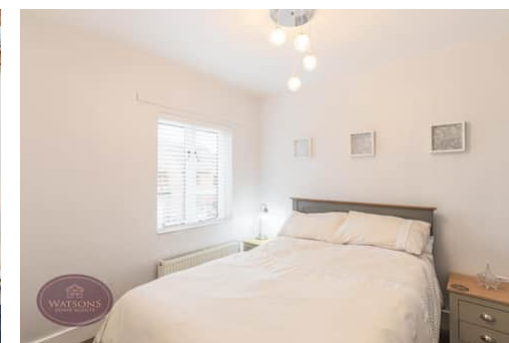


Main Street, Newthorpe, NG16 2DH

Offers Over £160,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Mid Terrace Cottage
- 2 Bedrooms
- 2 Reception Rooms & Conservatory
- Downstairs WC
- Off Road Parking
- Private Rear Garden
- Excellent Public Transport & Road Links
- Ideal First Buy or Investment
- No Upward Chain

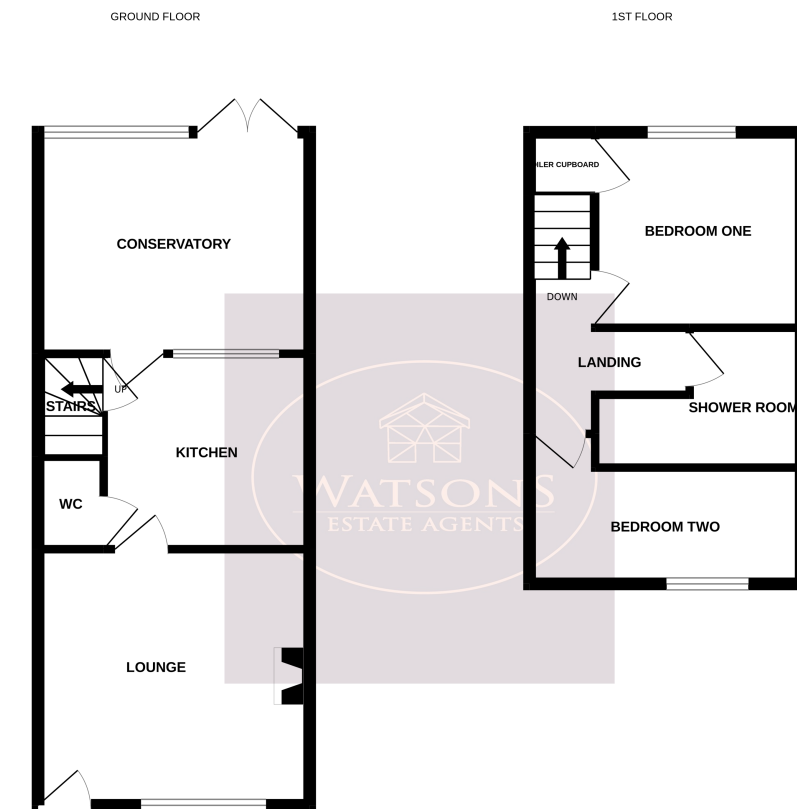
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27025954

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



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mettler 11/2022

***** A PICTURE PERFECT FIRST HOME ***** This delightful 2 bedroom cottage comes with a rear garden & OFF STREET PARKING, a feature seldom found in homes of this type. The accommodation is well presented throughout and comprises in brief; lounge with feature fireplace, kitchen, WC and a full width conservatory which is currently used as a dining room. On the first floor, the landing leads to two bedroom (one double, one single) and the shower room. Outside, the well presented low maintenance rear garden has a gravel bed section with central pathway leading to the paved patio. The garden is enclosed by brick walls & timber fencing with gated access leading directly to the car parking space (accessed via Greenacres Close.) The property is well presented throughout and is offered for sale with NO UPWARD CHAIN. Call our team to book for more information or to book your viewing.

Ground Floor

Lounge

3.84m x 3.63m (12' 7" x 11' 11") Entrance door & uPVC double glazed window to the front, feature stone fire place with inset multi fuel burner, exposed wooden flooring, ceiling beams, radiator and door to the kitchen.

Dining Kitchen

2.8m x 2.78m (9' 2" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, wooden double glazed window to the rear, radiator and doors to the WC, stairs and conservatory.

WC

WC and wall mounted sink.

Conservatory

3.83m x 3.14m (12' 7" x 10' 4") Polycarbonate roof, timber panelled feature wall, wooden flooring and French doors to the rear garden.

First Floor

Landing

Access to the attic and doors to bedrooms and shower room.

Bedroom 1

2.78m x 2.75m (9' 1" x 9' 0") Wooden double glazed window to the rear with open views, radiator and over stairs storage cupboard housing the combination boiler.

Bedroom 2

3.86m x 1.61m (12' 8" x 5' 3") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall shower. Heated towel rail, ceiling spotlights and extractor fan.

Outside

The rear garden offers a good level of privacy and comprises a gravel bed section and paved patio with timber shed. The garden is enclosed by a brick walls timber fencing with gated access leading to the car parking space.