

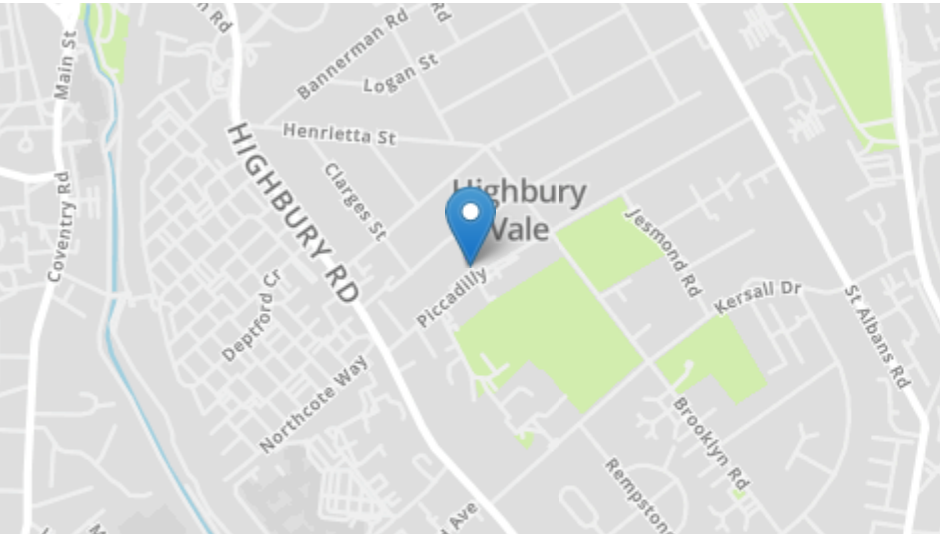
Piccadilly, Nottingham, NG6 9FG

Offers Over £150,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Town House
- 2 Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- Walking Distance To Bulwell Town Centre
- Excellent Road & Public Transport Links Including Tram
- Ideal First Home or Investment
- Beautifully Presented Throughout

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 - 28986004

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



*****FIRST TIME BUYER DELIGHT***** A superb terraced property located in the Highbury Vale area of Bulwell, located close to amenities, schools, and transport links. With two reception rooms, two good sized bedrooms, and an upstairs bathroom. Briefly comprising; lounge, dining room, kitchen. To the first floor, two good sized bedrooms, and bathroom. Outside, private garden to the rear. Bulwell offers all of the day to day amenities you need including shops, supermarkets, schools and much more. Nearby road, train and tram links provide easy access to the city. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

4.35m x 3.69m (14' 3" x 12' 1") UPVC double glazed door and window to the front, radiator, fireplace with inset log burner, feature wood panelling, ceiling coving, wood effect laminate flooring and open to the dining kitchen.

Dining Kitchen

5.94m x 2.73m (19' 6" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine, breakfast bar, radiator, door to the pantry cupboard, tiled flooring, radiator, uPVC double glazed window to the rear and stairs to the first floor. Door to the rear garden. Door to the rear garden.

First Floor

Landing

Airing cupboard, access to the attic and door to both 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. Made with Metropix ©2025

Bedroom 1

4.5m x 3.65m (14' 9" x 12' 0") UPVC double glazed window to the front and radiator. Fitted wardrobe.

Bedroom 2

3.31m x 2.65m (10' 10" x 8' 8") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator.

Outside

The front of the property is palisaded by original stonework. The rear garden comprises a block paved patio, turfed lawn and timber built shed. The garden is enclosed by original stonework and timber fencing to the perimeter.