

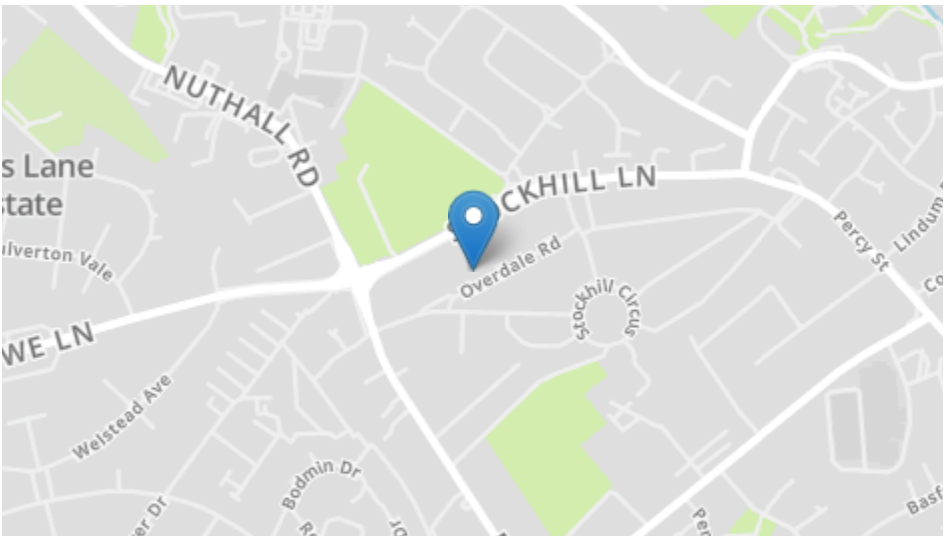
Overdale Road, NG6 0LQ

£190,000



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



- End Terrace House
- 3 Bedrooms
- Open Plan Lounge Diner
- Downstairs WC
- Conservatory
- Private Rear Garden
- Off Road Parking
- Ease of Access to Nottingham City Centre
- 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 - 29294665

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





\*\*\* DON'T 'OVER'LOOK THIS ONE!\*\*\* Brought to the market with no upward chain, and located close to both Bulwell and Nottingham, a perfect property to add your own stamp to. Features include off road parking, a private rear garden, two reception rooms, and a conservatory. Briefly comprising; entrance hallway, downstairs WC, dining room, conservatory, living room, kitchen. To the first floor, three bedrooms, bathroom, and separate WC. Outside, driveway to the front providing off road parking, and private garden to the rear. Located close to a range of amenities, including shops, train and tram links, and great access to Nottingham city centre. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the side, obscured uPVC double glazed window to the side, radiator, stairs to the first floor and doors to the lounge and breakfast kitchen.

### Lounge

4.58m x 3.34m (15' 0" x 10' 11") UPVC double glazed windows to the front & side, feature fireplace with inset space for fire, radiator and open to the dining area/study.

### Dining Area/Study

3.95m x 2.43m (13' 0" x 8' 0") UPVC double glazed window to the rear, radiator, storage cupboard, door to the conservatory and French doors to the conservatory.

### Conservatory

4.51m x 1.72m (14' 10" x 5' 8") Brick & uPVC double glazed construction, poly carbonate roof and sliding patio doors to the rear garden.

### Breakfast Kitchen

3.53m x 3.05m (11' 7" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset one & half bowl stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, uPVC double glazed windows to the side & front, feature ceiling beams and door to the lounge.

### WC

Obscured uPVC double glazed window to the side, WC and wall mounted sink.

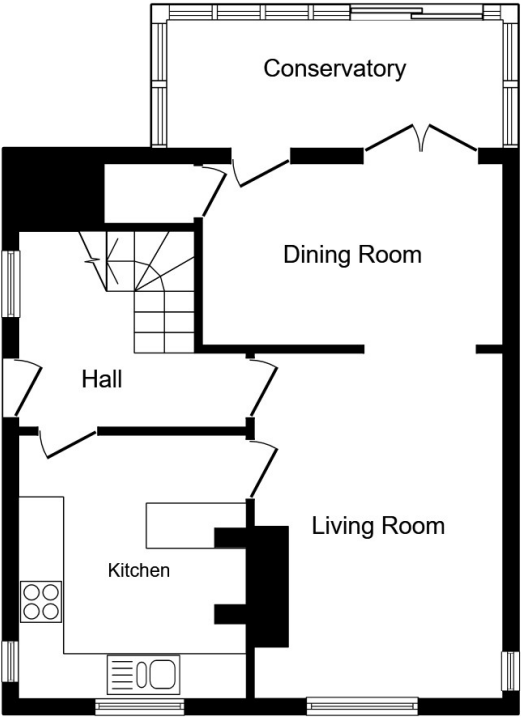
## First Floor

### Landing

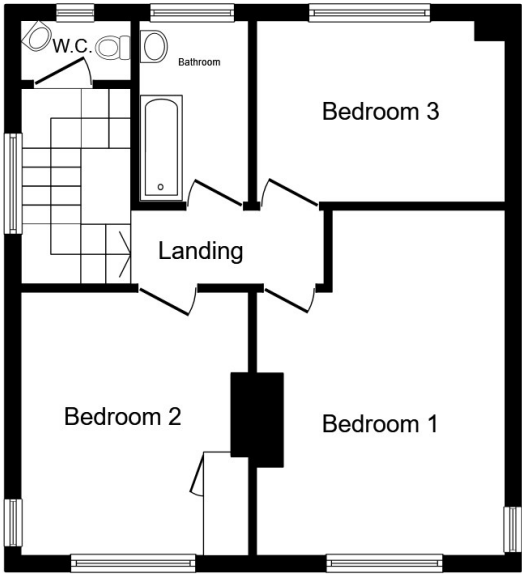
UPVC double glazed window to the side, access to the attic, WC half way up the stairs. Doors to all bedrooms and bathroom.

### Bedroom 1

4.57m x 3.35m (15' 0" x 11' 0") UPVC double glazed window to the front and radiator.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Bedroom 2

3.56m x 3.06m (11' 8" x 10' 0") UPVC double glazed window to the front, radiator and fitted wardrobe housing the boiler.

### Bedroom 3

3.4m x 2.45m (11' 2" x 8' 0") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, ceiling spotlights and radiator.

### Outside

To the front of the property, a concrete driveway provides off road parking other features include an external tap and is secured by timber fencing, hedge and wrought iron fencing to the perimeter. The rear garden offers a good level of privacy and 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.