

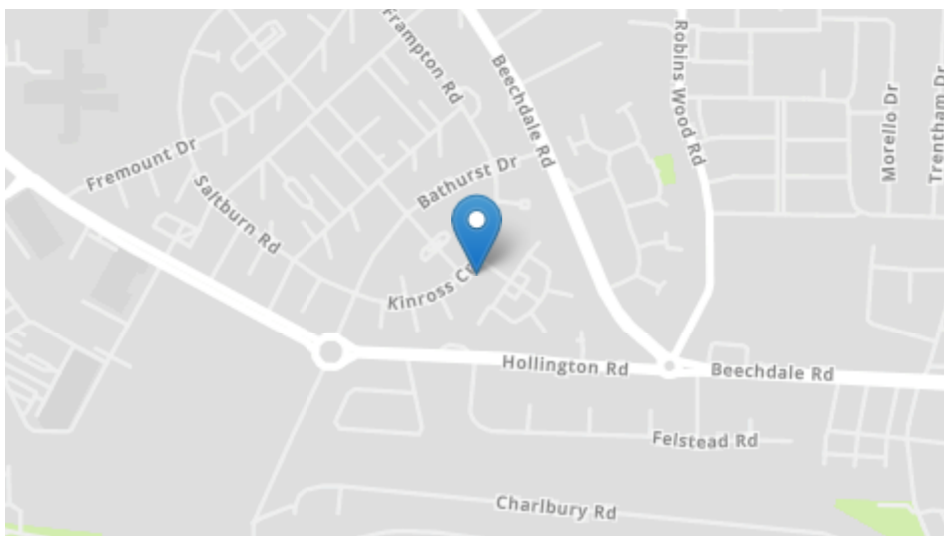
Kinross Crescent, Nottingham, NG8 3FT

Guide Price £140,000



Kinross Crescent, Nottingham, NG8 3FT

Guide Price £140,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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....

- Detached Bungalow
- 2 Bedrooms
- Kitchen Fitted with Modern Units
- Conservatory
- Low Maintenance Garden
- uPVC Double Glazing & Gas Central Heating
- Close to Amenties & Transport Links
- 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 - 18535204

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



*** GUIDE PRICE £140,000 - £150,000 *** NO UPWARD CHAIN! *** With an excellent bus service within walking distance and low maintenance gardens, this 2 bedroom bungalow in Beechdale is ideally suited to buyers looking for a stress free lifestyle. Offering useful additional space with a conservatory, there is ample room, making it a great option for a forever home. In brief, the accommodation comprises: entrance hallway, lounge, kitchen, 2 bedrooms, conservatory and a wet room. Outside, the southerly-facing rear garden offers a high level of privacy, benefits from a large storage shed and is mainly paved providing a low maintenance outdoor space. Kinross Crescent is located close to a number of shops, amenities and public services, including a doctors surgery and leisure centre. For more information or to book your viewing, call our team.

Entrance Hall

UPVC double glazed entrance door, storage cupboard, access to the attic and doors to the lounge, bedrooms and wet room.

Lounge

4.73m x 3.12m (15' 6" x 10' 3") UPVC double glazed windows to the front and side, radiator and door to the kitchen.

Kitchen

3.09m x 2.88m (10' 2" x 9' 5") A range of matching high gloss wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine and dishwasher, wall mounted boiler, uPVC double glazed window to the rear and door to the rear garden.

Bedroom 1

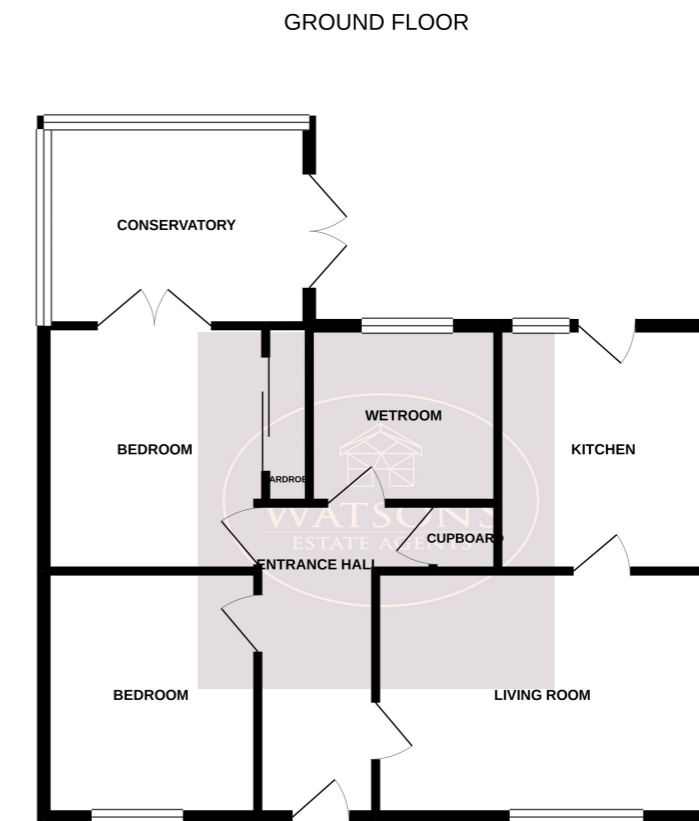
4.17m x 3.11m (13' 8" x 10' 2") Radiator and French doors to the conservatory.

Bedroom 2

3.6m x 3.41m (11' 10" x 11' 2") UPVC double glazed window to the front and radiator.

Conservatory

3.87m x 3.54m (12' 8" x 11' 7") Brick & uPVC double glazed construction and French doors to the rear garden.



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 Mapbox ©2020

Wet Room

WC, pedestal sink unit and wall mounted electric shower. Obscured uPVC double glazed window to the rear, extractor fan and radiator.

Outside

The front of the property is paved with flower bed borders, plants & shrubs and is enclosed by a walled border. The low maintenance rear garden offers a good level of privacy with a paved & concrete patio area enclosed by timber fencing.