

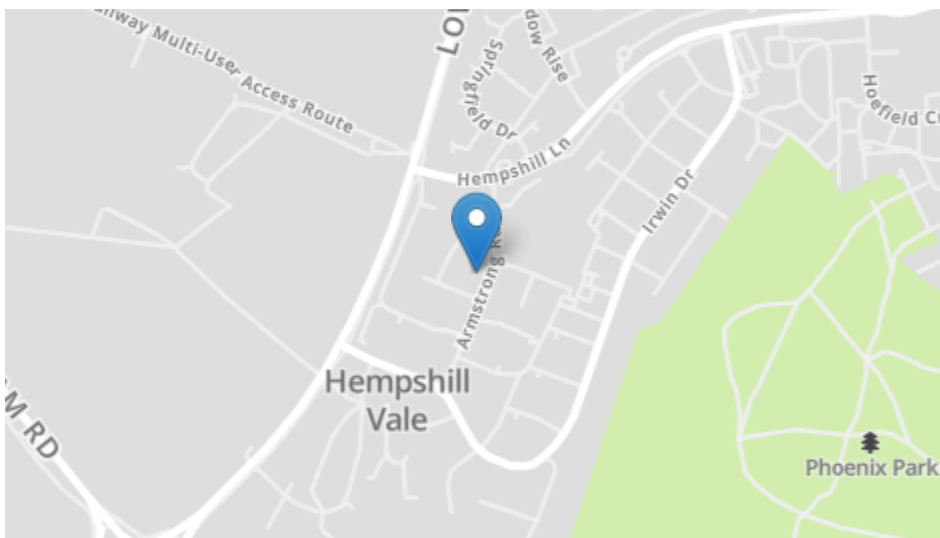
5 Armstrong Road, Nottingham, NG6 7AS

Offers Over £220,000



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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 - 28086722



Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- Dining Kitchen
- Driveway & Car Port
- West Facing Rear Garden
- Ease of Access To A610 & M1
- Popular Residential Location
- Excellent Road & Public Transport Links Including Tram

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



*** THE FORCE IS 'STRONG' WITH THIS ONE *** Located on the popular 'Hemphill Vale' estate, a well presented three bedroom semi-detached property benefiting from a driveway and a west facing rear garden. A fantastic first time buy. Briefly comprising; entrance hallway, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway leading to a car port, and to the rear is a privately enclosed west facing garden. Located on the popular 'Hemphill Vale' estate, the property lies close to excellent road links including the A610, bus and tram routes, and easy access into Nottingham city centre. The nearby towns of Kimberley and Bulwell cater for all day to day amenities. A great first time buy or for those looking to move up the ladder. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage cupboard and French doors to the lounge.

Lounge

4.19m x 3.81m (13' 9" x 12' 6") UPVC double glazed window to the front, storage cupboard, feature fire place with inset space for fire, radiator and French doors to the dining kitchen.

Dining Kitchen

4.86m x 3.21m (15' 11" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include waist height double oven & gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed windows to the rear and side and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

4.01m x 2.8m (13' 2" x 9' 2") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 2

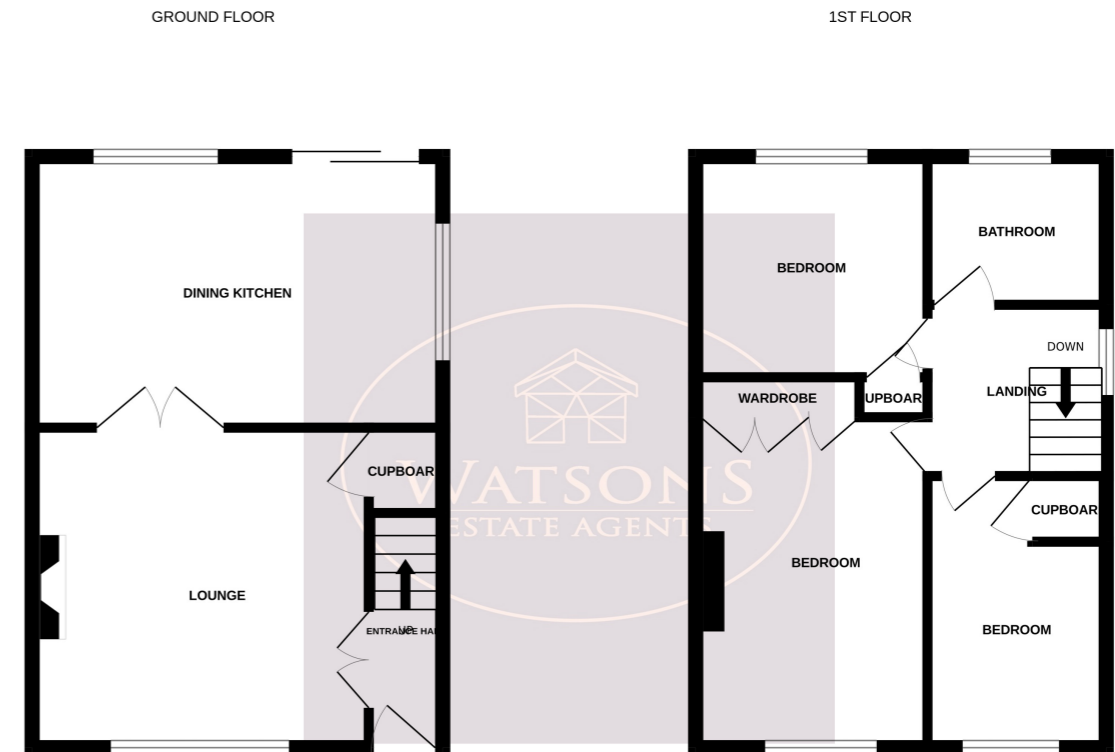
2.88m x 2.82m (9' 5" x 9' 3") UPVC double glazed window to the rear, built in storage cupboard and radiator.

Bedroom 3

3.33m x 2.14m (10' 11" x 7' 0") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Heated towel rail and obscured uPVC double glazed window to the rear.



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 ©2024