

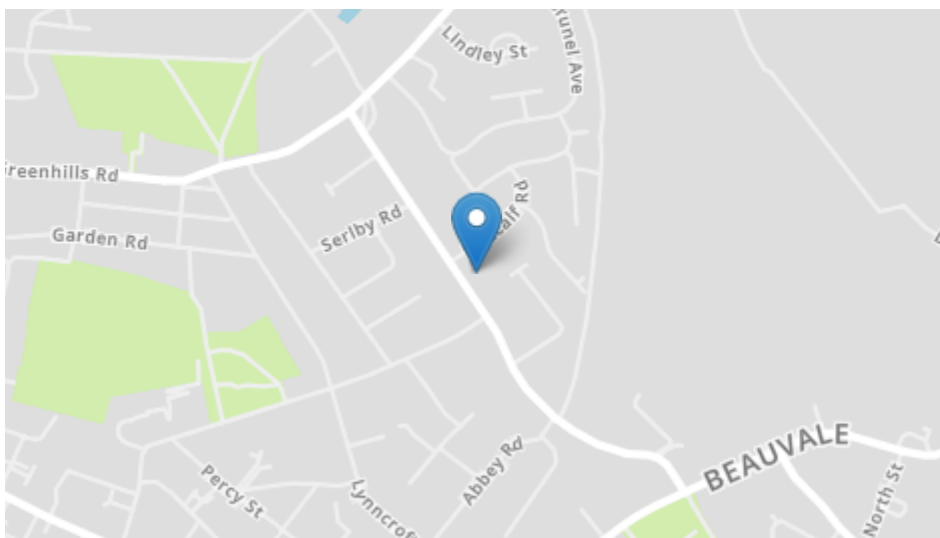
Mill Road, Newthorpe, NG16 3PS

Offers Over £190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>86</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>70</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>70</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



- Semi Detached House
- 2 Double Bedrooms
- Fitted Kitchen, Lounge & Dining Area
- Driveway
- Corner Plot With Gardens To Side & Rear
- Well Presented
- Popular Residential Location
- Close to Schools & Amenities

Our Seller says....

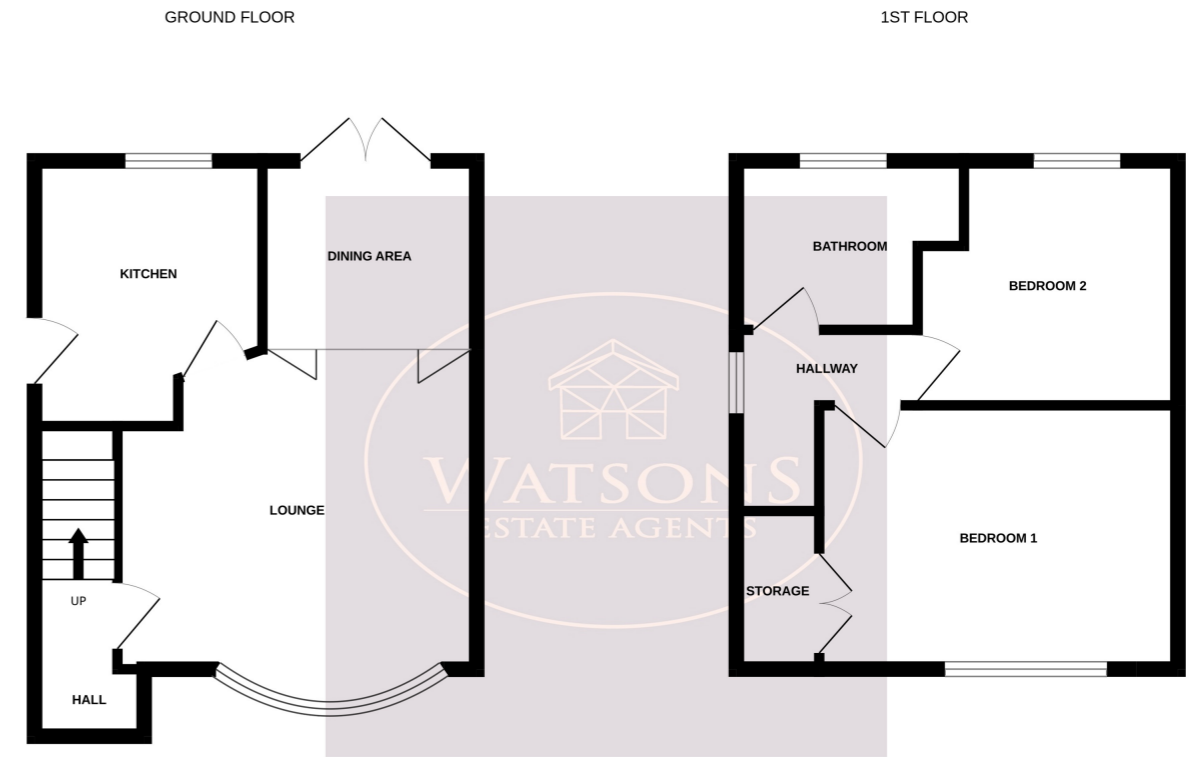
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27433923

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 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.  
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**\*\*\* MUST BE VIEWED! \*\*\*** Whether you are a small family, down-sizing, or a first time buyer looking for something more, you need to view this 2 bed semi. Situated in a popular area of Newthorpe, the property is very well presented and also has is great outside space. In brief, the accommodation comprises: entrance hall, lounge, dining area, kitchen, upstairs landing to the 2 DOUBLE bedrooms and bathroom. Outside the modest rear requires very little maintenance, whilst the recently landscaped garden to the side is a particularly appealing aspect of this home. A tarmacadam driveway to the front provides off street parking. This location enjoys easy access to amenities including schools, as well as transport links with the A610 & M1 motorway. The nearby Colliers Wood is also popular with dog walkers. Interested in a viewing? Then please call our sales team to arrange your appointment.

## Ground Floor

### Entrance Hall

UPVC entrance door to the front, radiator, door to the lounge and stairs to the first floor.

### Lounge

4.59m x 4.23m (15' 1" x 13' 11") UPVC double glazed bay window to the front, wooden fireplace surround with real flame gas fire, laminate wood flooring, radiator, door to the kitchen and folding doors to the dining area.

### Dining Area

2.93m x 2.76m (9' 7" x 9' 1") UPVC double glazed French doors to the rear garden and radiator.

### Kitchen

2.93m x 2.76m (9' 7" x 9' 1") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including waist height electric oven and gas hob with extractor over. Space for fridge freezer, plumbing for washing machine and dishwasher, wall mounted combination boiler, uPVC double glazed window to the rear and door to the side.

## First Floor

### Landing

Doors to both bedrooms and the bathroom, access to the attic which is fully boarded & with power.

### Bedroom 1

4.18m x 3.12m (13' 9" x 10' 3") UPVC double glazed window to the front, radiator and built in storage cupboard.

### Bedroom 2

3.27m x 2.73m (10' 9" x 8' 11") UPVC double glazed window to the rear and radiator.

### Bathroom

White 3 piece suite comprising; wc, pedestal sink and panelled bath with mains fed shower over. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

### Outside

To the front of the property is a tarmacadam driveway with space for multiple vehicles, and gravel flower bed borders with a range of plants and shrubs. The rear garden is enclosed by timber fencing with gated access to the side, and is fitted with artificial lawn, and paved patio area leading to the side garden. The landscaped 2 tier side garden is enclosed by hedges to the perimeter and comprises; timber decking, turfed lawn and flower bed borders with a range of plants, shrubs and trees.