

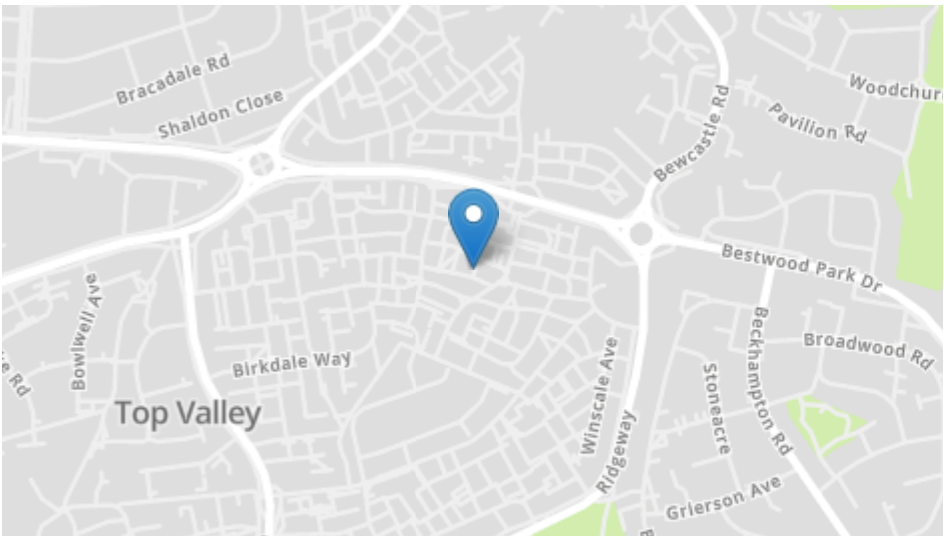
Huggett Gardens, NG5 9ER

£160,000



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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		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Town House
- 2 DOUBLE Bedroom
- Modern Dining Kitchen
- South Facing Rear Garden
- Cul De Sac Location
- Excellent Road & Public Transport Links
- Walking Distance to Amenities
- Ease of Access to Nottingham City Centre

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 - 29696897

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



*** A HOUSE THAT GIVES YOU A 'HUG'*** A fantastic first time buy or investment purchase! A beautifully presented and fully renovated two double bedroom town house located in this popular location lying close to Nottingham City Centre and excellent transport and commuter links. Briefly comprising; entrance hallway, lounge, dining/kitchen. To the first floor, two double bedrooms and bathroom. Outside, to the rear is a privately enclosed south-facing garden. Located in the Top Valley area of Nottingham and close to schools, shops and amenities. Transport links close by include tram and road and provide easy access to Nottingham City Centre. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, wooden stairs to the first floor, wood effect laminate flooring, vertical radiator, storage cupboard with sliding mirror doors and open to the lounge and dining kitchen.

Lounge

4.24m x 3.5m (13' 11" x 11' 6") UPVC double glazed window to the front, ceiling spotlights, radiator, feature fire place with inset space for fire and wood effect laminate flooring.

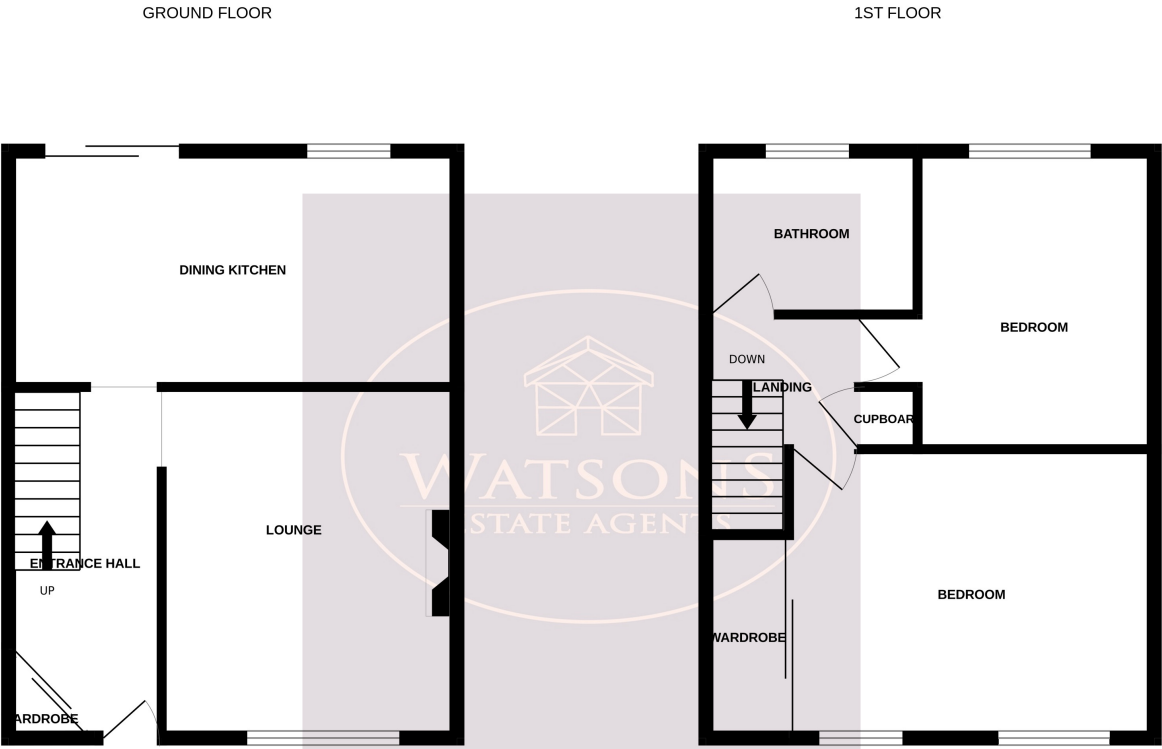
Dining Kitchen

5.43m x 2.94m (17' 10" x 9' 8") A range of matching high gloss wall & base units, work surfaces incorporating a composite sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over, fridge freezer and washing machine. Breakfast bar, feature brick wall, tiled flooring, ceiling spotlights, feature lighting, vertical radiator. Sliding patio doors to the rear garden and uPVC double glazed window to the rear.

First Floor

Landing

Wood effect laminate flooring, ceiling spotlights, airing cupboard, access to the attic (partly boarded) and wooden doors 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.
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Bedroom 1

4.43m x 3.05m (14' 6" x 10' 0") UPVC double glazed window to the front, mirrored sliding door wardrobe housing the combination boiler, ceiling spotlights, wood effect laminate flooring and vertical radiator.

Bedroom 2

4.12m x 3.54m (13' 6" x 11' 7") UPVC double glazed window to the rear, ceiling spotlights and vertical radiator.

Bathroom

2.55m x 1.98m (8' 4" x 6' 6") 3 piece suite in white comprising WC, vanity sink unit and bath. Recessed shelving, tiled flooring, ceiling spotlights, chrome heated town rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn enclosed by picket fencing to the perimeter with gated access to the front. The South facing rear garden comprises a timber decking seating area with covered pergola. Turfed lawn, flower bed borders with a range of plants & shrubs, feature lights and brick built outhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.

Agents Note

The seller has provided the following information: the combination boiler is located in bedroom 1 and is 10 years old. It was last serviced in October 2024.