

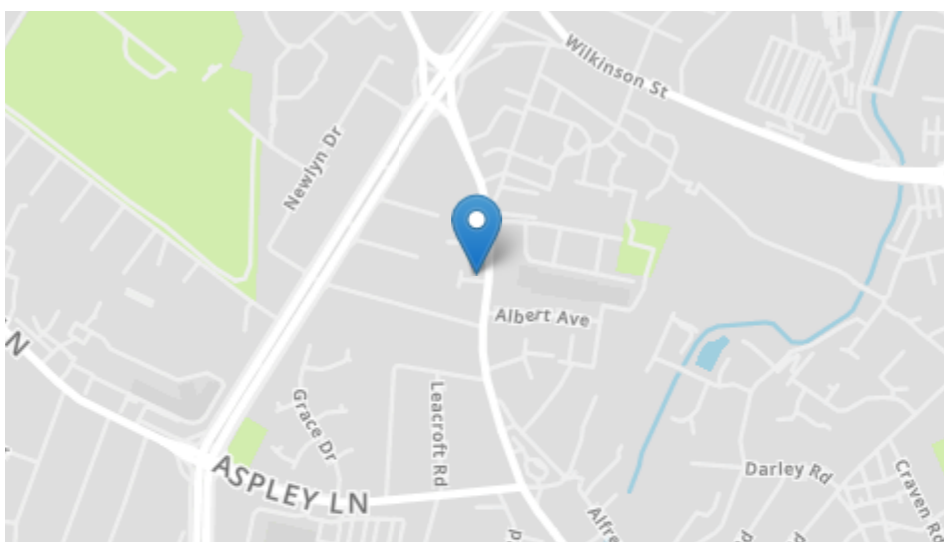
Nuthall Road, Nottingham, NG8

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Town House
- 2 Double Bedrooms
- Open Plan Living Space
- Off Road Parking & Detached Garage
- Private West Facing Garden
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre
- Ideal First Home or Investment

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 - 27701252

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



*** FIRST TIME BUYER ALERT!*** Viewing is highly recommended on this well presented end town house just outside of Nottingham City Centre which offers excellent commuting options including bus, tram links, the A610, along with the ring road nearby. This 2 bedroom home is well presented and represents an excellent opportunity to get onto the property ladder, whilst being a great option for an investor. In brief, the accommodation comprises: porch, entrance hall, lounge, kitchen, upstairs landing to the 2 double bedrooms and bathroom. The pleasant rear garden would be suitable for those with a child or pet and the detached garage beyond provides secure off street parking. Don't miss out - call Watsons to book a viewing today.

Ground Floor

Porch

UPVC double glazed entrance door, obscured uPVC double glazed window to the front, storage cupboard and door to the entrance hall.

Entrance Hall

Stairs to the first floor, parquet tiled flooring and door to the kitchen.

Lounge

4.97m x 3.99m (16' 4" x 13' 1") Wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the rear and French door to the rear garden.

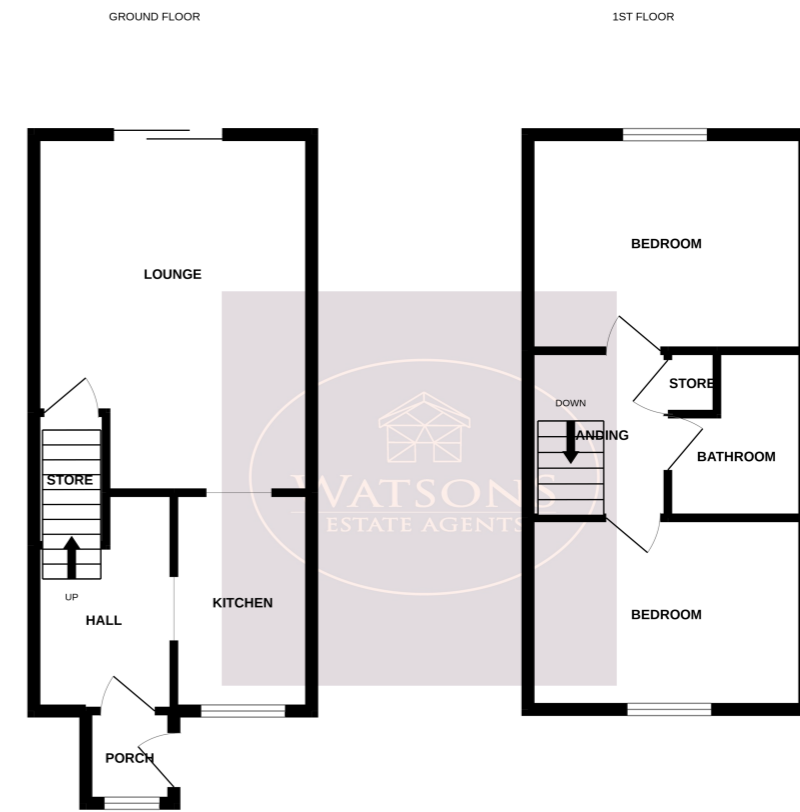
Kitchen

3.0m x 2.04m (9' 10" x 6' 8") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, tiled flooring, uPVC double glazed window to the front, radiator and archway to the lounge.

First Floor

Landing

Access to the attic (fully boarded) and 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. Made with Metropix 02/22

Bedroom 1

3.82m x 3.04m (12' 6" x 10' 0") UPVC double glazed window to the rear, fitted sliding door wardrobes, wood effect laminate flooring and radiator.

Bedroom 2

3.8m x 2.56m (12' 6" x 8' 5") UPVC double glazed window to the front, wood effect laminate flooring, fitted wardrobe and radiator.

Bathroom

3 piece suite comprising concealed cistern WC, vanity sink unit and shower cubicle with electric shower over. Chrome heated towel rail.

Outside

The West facing low maintenance rear garden comprises of a paved patio area with poly carbonate canopy, gravel flower bed borders with a range of plants and shrubs. The garden enjoys a good level of privacy and is enclosed by wall and timber fencing with gated access to the side leading to the concrete driveway and detached garage with up & over door, light and power.