

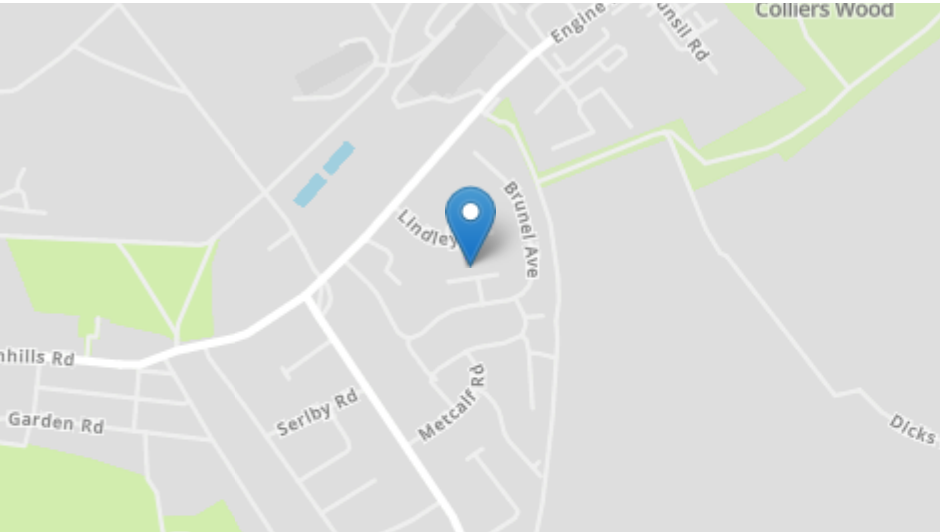
Dickens Court, Newthorpe, NG16 3RG

Offers In Region Of £170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached House
- 2 Double Bedrooms
- Light & Airy Lounge
- Modern Fitted Kitchen
- Conservatory
- 3 Piece Bathroom Suite
- Well Presented Throughout
- Enclosed Low Maintenance Rear Garden
- Off Road Parking
- Cul De Sac Location

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 - 29305517

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



*** GET IT RIGHT FIRST TIME! *** This 2 bedroom home in Newthorpe would be well suited to buyers taking their first step on the property ladder, but would equally suit those looking to downsize. The accommodation comprises in brief: entrance hall, lounge, dining kitchen & conservatory overlooking the rear garden. On the first floor, the landing leads to the bathroom & the two bedrooms, one of which benefits from fitted wardrobes. Outside, the pleasant rear garden is well maintained with a paved patio & lawn with well stocked borders. To the front of the property, a driveway provides off road parking for multiple cars & leads to a single garage. The property is situated on a quiet cul-de-sac in a sought after residential location. The shops, amenities & transport inks of Eastwood Town Centre are just over half a mile away. Primary schools including Lawrence view, are a short walk away & dog owners will particularly love being within close proximity to Colliers Wood Nature Reserve. To book your viewing appointment call our sales team now!

Ground Floor

Entrance Hall

UPVC double glazed entrance door & door to the lounge.

Lounge

5.95m x 3.63m (19' 6" x 11' 11") UPVC double glazed window to the front, gas fire, radiator & stairs to the first floor.

Kitchen

3.64m x 2.66m (11' 11" x 8' 9")

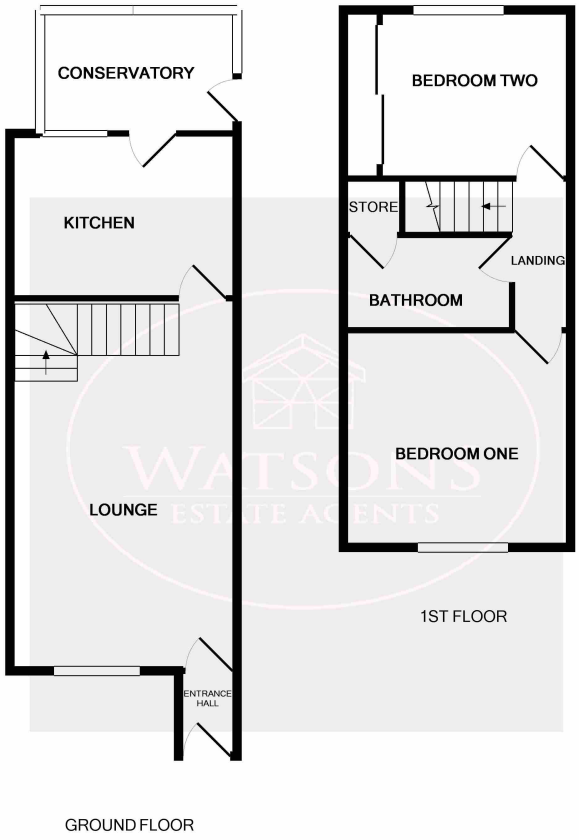
Conservatory

3.16m x 1.79m (10' 4" x 5' 10") Brick and uPVC double glazed construction with glass roof. Radiator & door to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side. Doors to bedrooms & bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

3.63m x 3.49m (11' 11" x 11' 5") UPVC double glazed window to the front, radiator.

Bedroom 2

3.0m to the front of the wardrobes x 2.67m (9' 10" x 8' 9") UPVC double glazed window to the rear, radiator & fitted wardrobe with sliding doors.

Bathroom

3 piece suite comprising WC, pedestal sink unit & shower cubicle with dual rainfall effect shower, over stairs storage cupboard, ceiling spotlights & extractor fan.

Outside

The well maintained rear garden has a paved patio area, lawn with gravel bed borders, rockery bed with plants & shrubs & a further block paved patio area. The garden is enclosed by timber fencing with gated access to the side. To the front of the property, a driveway provides ample off street parking & leads to a single garage with up & over door, electricity consumer unit, power, light & a door to the garden.