

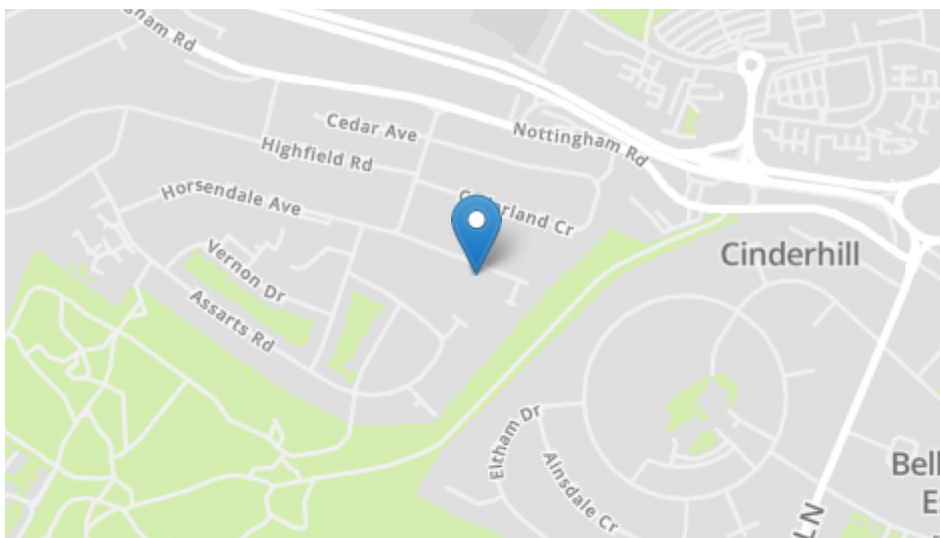
Gloucester Avenue, Nuthall, NG16 1AL

Offers Over £250,000



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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 - 27533053



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- 1st Floor Shower Room
- Driveway
- Excellent Road & Public Transport Links Including Tram
- Popular Residential Location
- No Upward Chain

Our Seller says....

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
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*** BRING YOUR PAINT BRUSH! *** This 3 bed detached home in Nuthall offers an exciting opportunity to put your own stamp on a property and add value. With NO UPWARD CHAIN it is just waiting to be another much loved long term family home for the lucky buyer. The accommodation is quite spacious overall and comprises in brief: porch, entrance hall, lounge, dining room, kitchen, upstairs landing to the 3 bedrooms and shower room. Outside, there is a good amount of off street parking to the front and alongside, whilst the lawned rear is also a good size - great space for families to enjoy the Summer months. As well as favoured school catchments, this particular part of Nuthall enjoys excellent transport links with a regular bus service & tram park & ride both within walking distance, as well as easy access to the A610 & M1 motorway. This one will be popular, so call our sales team now to arrange a viewing.

Ground Floor

Porch

Composite entrance door, quarry tiled flooring and door to the entrance hall.

Entrance Door

UPVC double glazed window to the side, stairs to the first floor, under stairs storage, radiator and door to the kitchen.

Lounge

3.82m x 3.47m (12' 6" x 11' 5") UPVC double glazed window to the front, real flame gas fire and radiator.

Dining Room

3.42m x 3.42m (11' 3" x 11' 3") Radiator, real flame gas fire, French doors to the rear garden and sliding doors to the lounge.

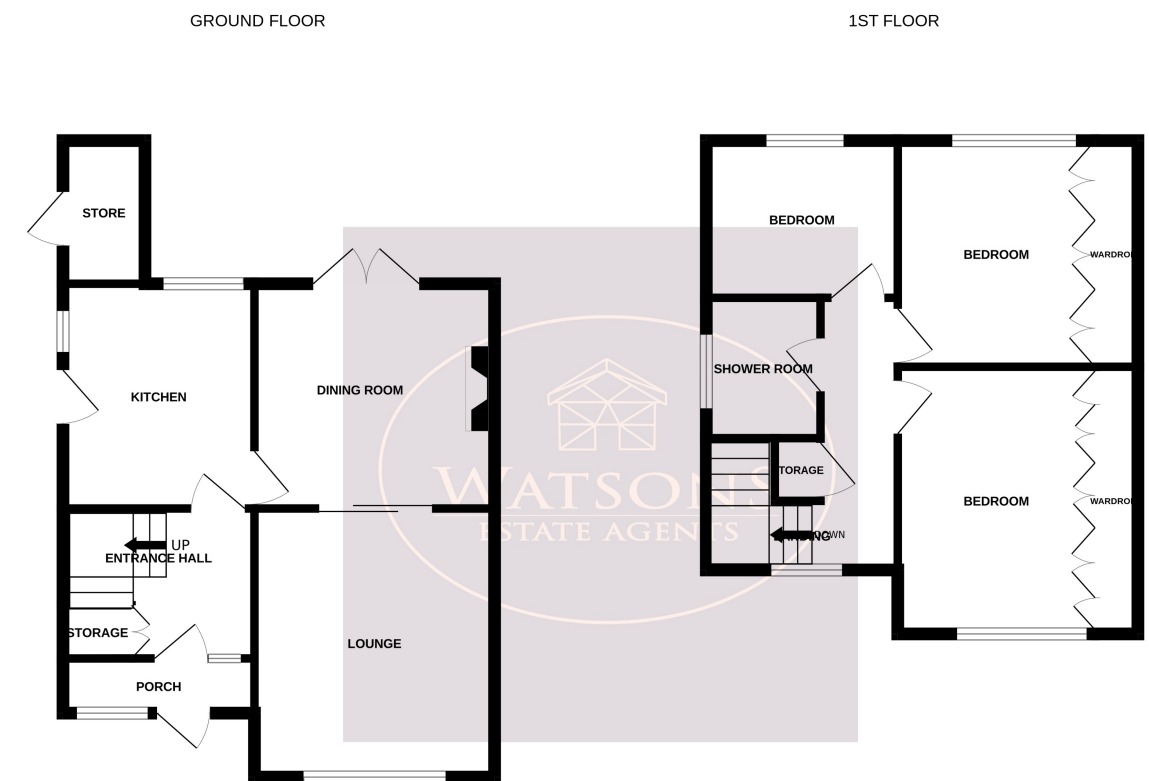
Kitchen

3.11m x 2.73m (10' 2" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven, microwave and gas hob with extractor over. Plumbing for washing machine, uPVC double glazed windows to the rear & side and doors to the side and dining room.

First Floor

Landing

UPVC double glazed window to the front, airing cupboard housing the hot water tank, access to the attic and doors to all 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

3.94m x 3.4m to the back of the wardrobes (12' 11" x 11' 2") UPVC double glazed window to the front, fitted wall to wall, floor to ceiling wardrobes and radiator.

Bedroom 2

3m to the back of the wardrobes x 3.24m (9' 10" x 10' 8") UPVC double glazed window to the rear, fitted wall to wall, floor to ceiling wardrobes and radiator.

Bedroom 3

2.76m x 2.13m (9' 1" x 7' 0") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and corner shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a paved and concrete driveway providing ample off road parking. The rear garden comprises a concrete patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed, external tap and brick built outhouse housing the boiler and wiring and venting for a tumble dryer. The garden is enclosed by timber fencing to the perimeter.