

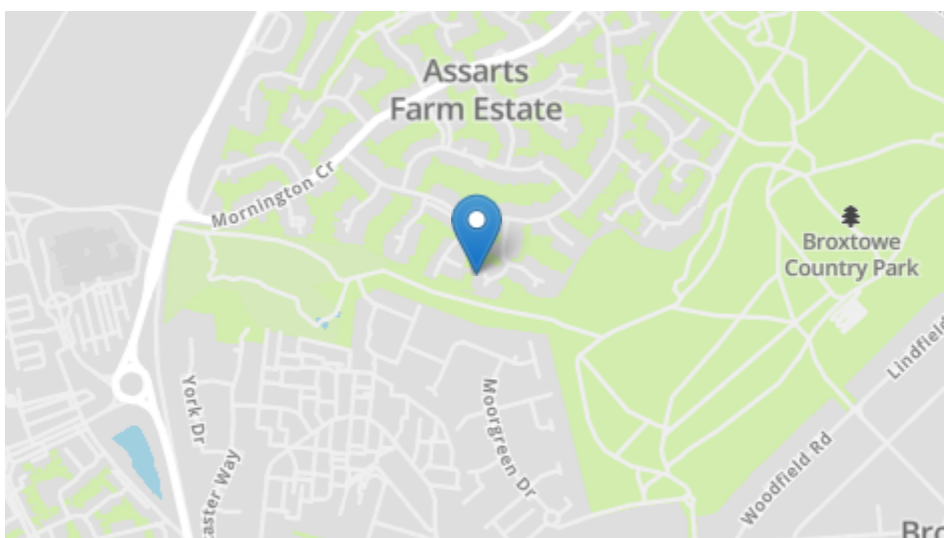
Aldwych Close, Nuthall, NG16 1QH

Guide Price £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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
- Modern Dining Kitchen
- Off Street Parking
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links Including Tram
- Ease Of Access To A610 & M1
- Ideal First Buy or Starter Family Home

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 - 30161256

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



*** GUIDE PRICE £200,000 - £210,000 *** ***STEP ONTO THE PROPERTY LADDER *** Positioned on a quiet cul-de-sac on the favoured Mornington area of Nuthall, this delightful semi detached house provides an excellent opportunity for a first time buyer to get onto the property ladder in style. The accommodation has been well maintained and enhanced by the current owner, comprising in brief: open plan lounge and dining kitchen overlooking the rear garden. To the first floor there are two bedrooms and a modern bathroom. Outside, the modest rear garden is low maintenance, so perfect for busy professionals, whilst there is off street parking available to the front. This well regarded location is a short commute to Nottingham City Centre, with easy access to the A610, Pheonix Park Tram service, as well as Junction 26 of the M1. Nearby amenities include a pub restaurant, convenience store and doctors surgery. For more information or to book your viewing, call our team now to avoid disappointment.

Ground Floor

Lounge

4.2m x 3.26m (13' 9" x 10' 8") UPVC double glazed window to the front, wooden entrance door, cast iron fire place with wooden fireplace surround, Fischer heater, stairs to the first floor and door to the dining kitchen.

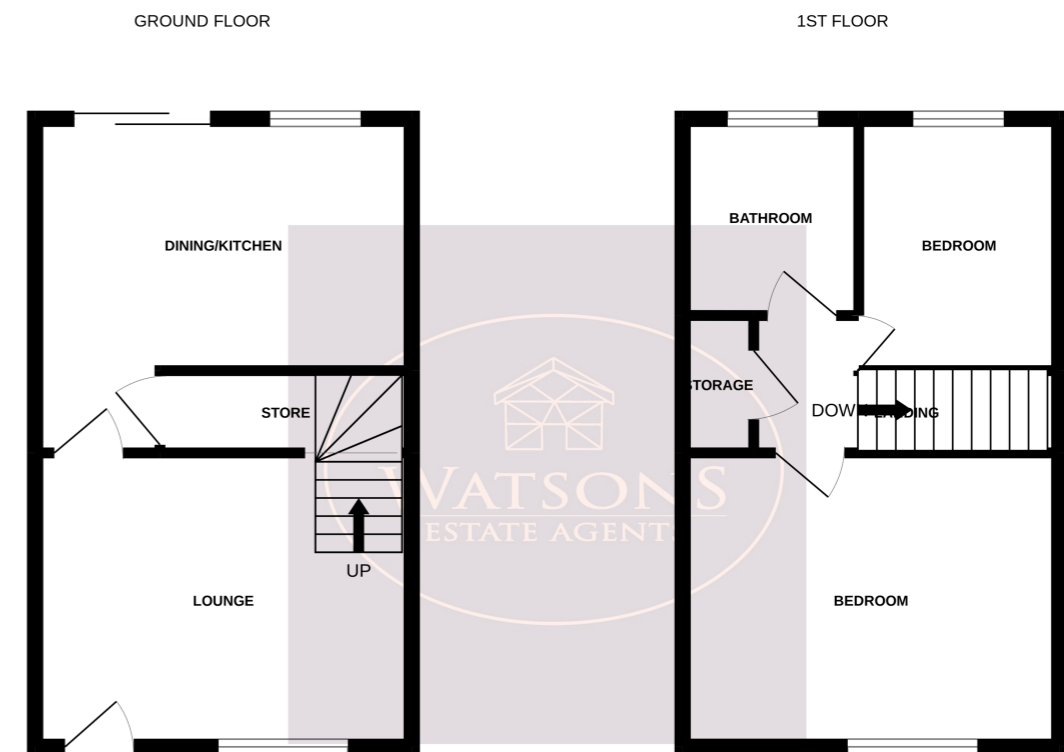
Dining Kitchen

4.21m x 2.83m (13' 10" x 9' 3") A range of matching wall & base units, work surfaces incorporating a Country style sink. Integrated electric oven & hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, under stairs storage cupboard, Fischer heater, uPVC double glazed window to the rear and aluminium sliding patio doors to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (partly 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.
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Bedroom 1

4.2m x 3.21m (13' 9" x 10' 6") UPVC double glazed window to the front and Fischer heater.

Bedroom 2

2.91m x 2.2m (9' 7" x 7' 3") UPVC double glazed window to the rear and Fischer heater.

Bathroom

3 piece suite comprising: concealed cistern WC, vanity sink unit and bath with mains shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property there is an external porch with integrated storage, a small lawn with shrub borders. There is 1 allocated parking space and 1 shared parking space. The low maintenance rear garden comprises of a paved patio area, gravel beds, a well tended lawn, flower bed borders with a range of plants and shrubs. The garden enjoys a good level of privacy and is enclosed by timber fencing to the perimeter.