

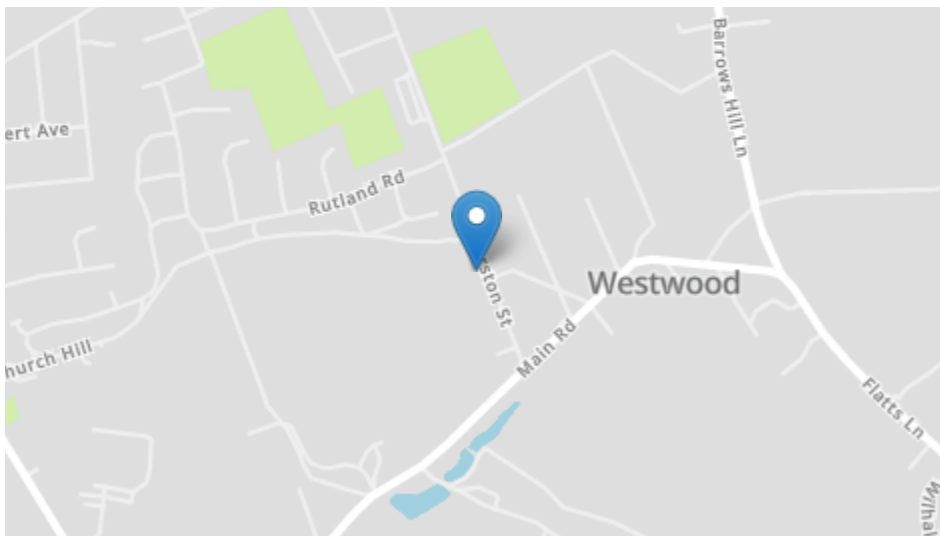
Palmerston Street, Westwood, NG16 5HY

£140,000



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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			
		58	84

England, Scotland & Wales

EU Directive 2002/91/EC



Our Seller says....

- End Terrace Home
- 2 Double Bedrooms
- Lounge
- Fitted Dining Kitchen
- Conservatory
- Driveway
- Low Maintenance Rear Garden
- Open Views To The Rear
- No Upward Chain

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 - 28445004

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 AND INVESTOR READY ***** This charming two bedroom end terrace home is offered with NO CHAIN and is located in the popular village of Westwood boasting great living space with off road parking. Call our team today to book your viewing!

Ground Floor

Entrance Porch

UPVC double glazed window to the side and entrance door to the front. Door to the lounge.

Lounge

4.33m x 4.31m (14' 2" x 14' 2") UPVC double glazed window to the front, feature fireplace surround with electric fire and laminate wood flooring. Door to the dining kitchen and stairs to the first floor.

Dining Kitchen

4.49m x 2.53m (14' 9" x 8' 4") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine, radiator, laminate wood flooring and partly tiled walls. Glass paned double doors leading to the conservatory.

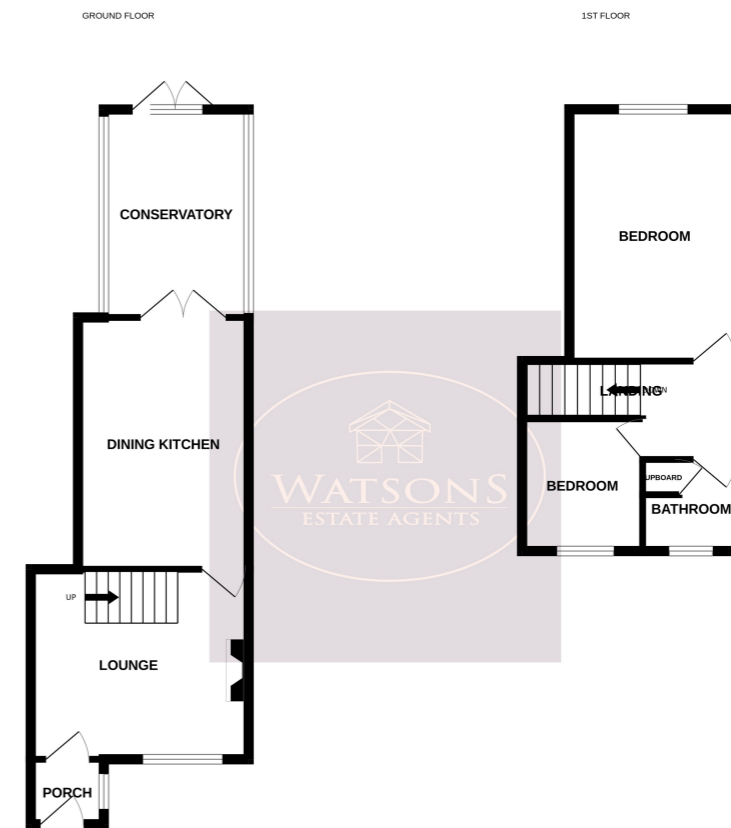
Conservatory

2.89m x 1.92m (9' 6" x 6' 4") Brick and double glazed uPVC construction, radiator and French doors to the rear garden.

First Floor

Landing

Doors to both bedrooms and the bathroom, access to the attic.



While 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 02/24

Bedroom 1

4.5m x 2.52m (14' 9" x 8' 3") UPVC double glazed window to the rear with open views and radiator.

Bedroom 2

3.4m x 2.44m (11' 2" x 8' 0") UPVC double glazed window to the front, radiator and laminate wood flooring.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with electric shower over. Airing cupboard housing the combination boiler, partly tiled walls and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a tarmac driveway with space for 2 vehicles and flower bed border with a range of plants and shrubs. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio areas and flower bed borders with a range of trees, plants and shrubs.