

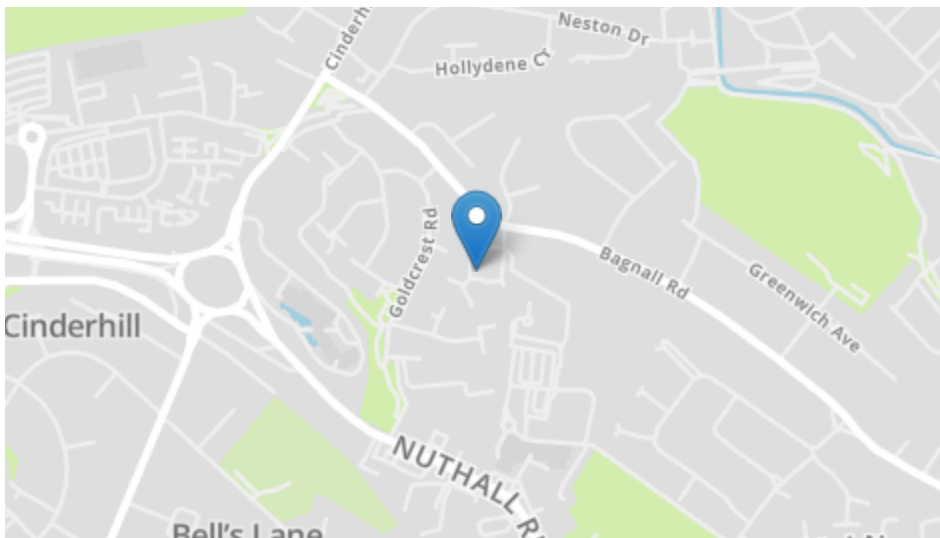
Rowans Crescent, NG6 8YH

Guide Price £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 26111226

Our Seller says....

- Modern 3 Storey Town House
- 4/5 Bedrooms
- 2 Reception Rooms
- En Suite to Primary Bedroom
- Downstairs WC
- Driveway
- Excellent Road & Public Transport Links Including Tram
- Ease Of Access To A610 & M1

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.



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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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*** GUIDE PRICE £250,000 - £260,000 *** *** LOCATION LOCATION LOCATION *** This superb four/five bedroom town house is situated on a quiet street in Cinderhill, within walking distance of the tram network and less than one mile from Bulwell Town Centre. The property has been recently refurbished throughout including new carpets and lino flooring, in brief comprises to the ground floor welcoming entrance hall, w/c/ cloakroom, reception room/ bedroom five with bay window and storage room and open plan dining kitchen. To the first floor a landing giving access to lounge, bedroom four and three piece family bathroom. To the second floor a landing giving access to three further bedrooms including the primary bedroom with three piece en suite. To the outside a front garden is a driveway providing off road parking and to the rear an enclosed garden with patio and lawn areas. Rowan Crescent is ideally located in the Cinderhill area of Nottingham providing easy access to Nottingham City Centre, M1 motorway, Phoenix Park tram terminus, as well as an excellent bus service. We highly recommend a viewing to appreciate this property.

Ground Floor

Entrance Hall

Entrance door to the front, wood effect laminate flooring and doors to the reception room/bedroom 5, dining kitchen and WC. Stairs to the first floor.

Reception Room/Bedroom 5

2.95m x 2.9m (9' 8" x 9' 6") UPVC double glazed bay window to the front, storage room, wood effect laminate flooring and radiator.

Dining Kitchen

4.67m x 3.4m (15' 4" x 11' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine & dishwasher, space for tumble dryer, wood effect laminate flooring, ceiling spotlights, uPVC double glazed windows and French doors leading to the rear garden.

First Floor

Landing

Doors to the lounge, bedroom 4 and family bathroom. Stairs to the second floor.

Lounge

4.6m x 3.63m (15' 1" x 11' 11") 2 uPVC double glazed windows to the rear, radiator and feature fire place.

Bedroom 4

2.95m x 2.9m (9' 8" x 9' 6") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and extractor fan.

Second Floor

Landing

Doors to primary bedroom, bedrooms 2 & 3.

Primary Bedroom

4.83m x 3.4m (15' 10" x 11' 2") 2 uPVC double glazed windows to the front, 2 storage cupboards and radiator.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Radiator and extractor fan.

Bedroom 2

3.63m x 2.77m (11' 11" x 9' 1") UPVC double glazed window to the rear, 2 storage cupboards and radiator.

Bedroom 3

3.83m x 1.96m (12' 7" x 6' 5") UPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a gravel path. A tarmac driveway provides off road parking for 2 cars. The low maintenance rear garden offers a good level of privacy and comprises a paved patio and artificial lawn and is enclosed by timber fencing to the perimeter.