

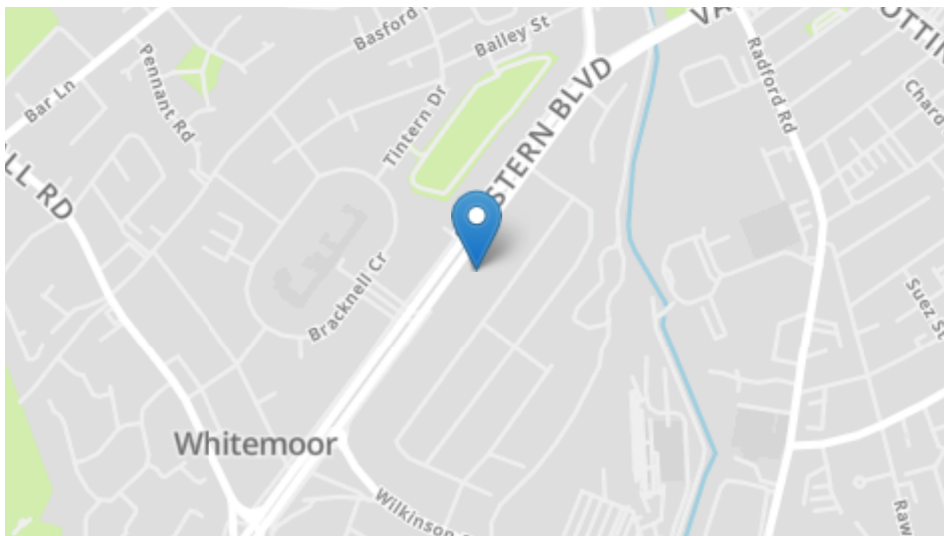
Western Boulevard, NG8 5FH

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		64	83
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached House
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Shower Room & Separate WC
- Driveway & Garage
- Large Plot
- Ease of Access to Nottingham City
- In Need of Modernisation

Our Seller says....

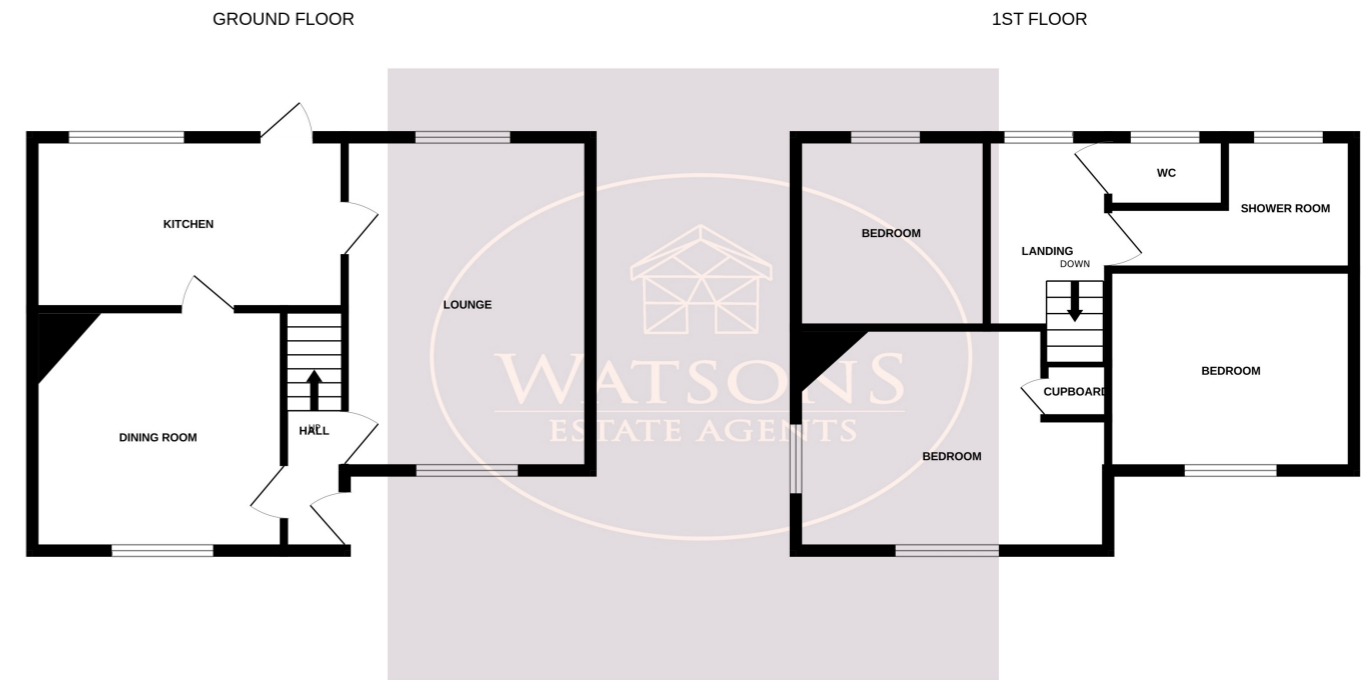
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27685833

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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

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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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**\*\*\*FANTASTIC PLOT AND POTENTIAL \*\*\*** Located on the popular Western Boulevard, in easy reach of Nottingham city centre, this well proportioned semi-detached property offers huge potential to put your own stamp on, with **THREE** double bedrooms and **TWO** receptions, along with ample off road parking and a **GREAT** plot offering scope for extension (subject to planning.) In brief comprising; entrance porch, dining room, full length lounge, kitchen. To the first floor, three double bedrooms, shower room and separate WC. Outside, a fantastic plot offers good sized front and rear gardens, a gated driveway with ample parking, and potential to extend (subject to planning.) Lying in close proximity to Nottingham city centre, there are excellent road links providing easy access to the city and the surrounding towns. A great opportunity to make this house your own, call Watsons today to arrange your viewing.

## Ground Floor

### Entrance Hall

Entrance door to the side, radiator, stairs to the first floor and doors to the lounge and dining room.

### Lounge

4.61m x 3.58m (15' 1" x 11' 9") UPVC double glazed windows to the front & rear and radiator. Door to the kitchen.

### Dining Room

3.54m x 3.29m (11' 7" x 10' 10") UPVC double glazed window to the front and radiator. Door to the kitchen.

### Kitchen

3.51m x 2.73m (11' 6" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & 6 ring gas hob with extractor over and fridge freezer. Plumbing for washing machine, radiator, tiled flooring, storage cupboard/pantry. UPVC double glazed window to the rear and door to the rear garden.

## First Floor

### Landing

Doors to all bedrooms, shower room and WC. Storage cupboard.

### Bedroom 1

4.56m x 3.24m (15' 0" x 10' 8") UPVC double glazed windows to the front & side. Radiator and cupboard housing the boiler.

### Bedroom 2

3.54m x 2.67m (11' 7" x 8' 9") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.73m x 2.63m (8' 11" x 8' 8") UPVC double glazed window to the rear and radiator.

### Shower Room

Walk in shower and pedestal sink unit. Obscured uPVC double glazed window to the rear and radiator.

### WC

WC and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a generous turfed lawn. A concrete driveway provides ample off road parking, with further secure parking behind wrought iron gates leading to the detached concrete garage with double wooden doors. The rear garden comprises a turfed lawn, flower bed borders with a range of mature plants & trees. The garden is enclosed by timber fencing to the perimeter with gated access to the side.