

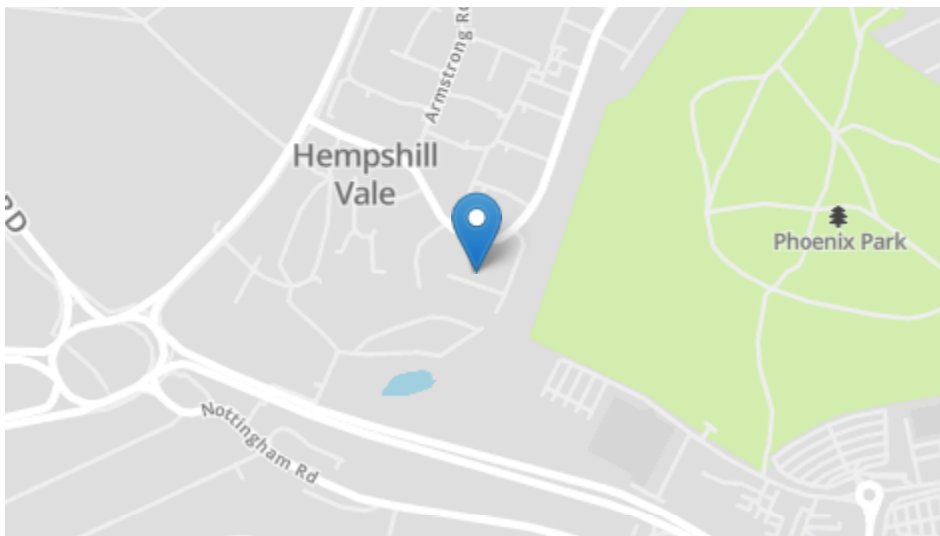
Swigert Close, Nottingham, NG6 7AP

Offers Over £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(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	



- Semi Detached Family Home
- 3 Bedrooms
- Recently Fitted High Gloss Kitchen
- Driveway & Car Port
- Popular Cul De Sac Location
- Ease Of Access To A610 & M1
- Generous Garden
- Viewing Advised

Our Seller says....

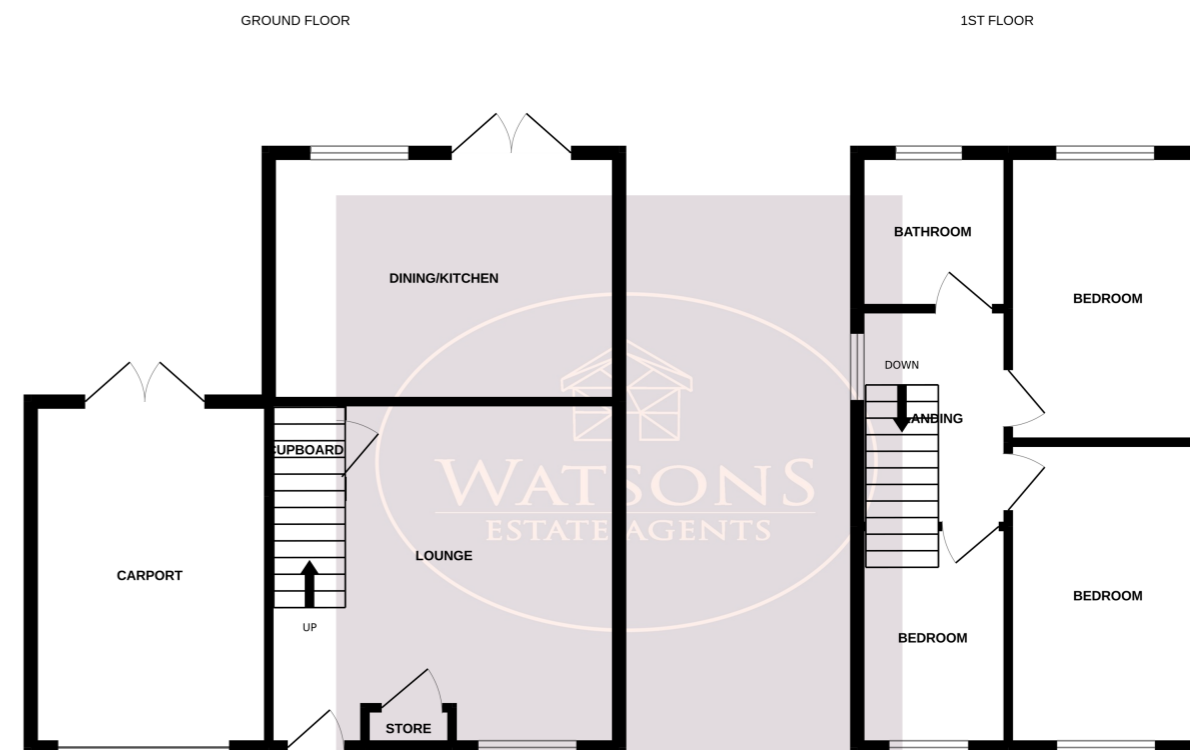
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25491584

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



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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***** VIEWING RECOMMENDED ***** Ideally located in the popular Hempsill Vale area this well presented three bedroom semi detached house has a generous garden and would make a great choice for first time buyers or a growing family looking to be near favoured schools and local amenities. The accommodation has been fairly recently upgraded throughout and comprises in brief: Entrance porch, open plan lounge/dining room and a fitted dining kitchen. On the first floor the landing leads to the three good size bedrooms and the family bathroom. Outside, the rear garden has a lawn and patio area with fencing to the perimeter, whilst to the front of the property a driveway provides ample off road parking. The location is popular with families being within walking distance to Hempsill Hall Primary School. Public transport links are also excellent and a wide range of amenities can be found nearby in Bulwell Town Centre just half a mile away. For more information, or to book your viewing appointment, call our team on 0115 9385577

Ground Floor

Lounge

4.81m x 4.22m (15' 9" x 13' 10") Composite entrance door to the front, uPVC double glazed window to the front, 2 radiators, stairs to the first floor, under stairs storage cupboard and built in storage cupboard. Door to the dining kitchen.

Dining Kitchen

4.77m x 3.21m (15' 8" x 10' 6") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include: waist height double oven & grill, gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine. Feature lighting spotlights, tiled flooring, uPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (housing combination boiler), ceiling spotlights and doors to all bedrooms and bathroom.

Bedroom 1

3.87m x 2.7m (12' 8" x 8' 10") UPVC double glazed window to the front, double wardrobe/storage cupboard and radiator.

Bedroom 2

2.83m x 2.83m (9' 3" x 9' 3") UPVC double glazed window to the rear and built in wardrobe/storage cupboard and radiator.

Bedroom 3

3.04m x 2.06m (10' 0" x 6' 9") UPVC double glazed window to the front, built in wardrobe/storage cupboard and radiator.

Bathroom

3 piece in white comprising WC, pedestal sink unit and bath with mains fed dual rainfall effect shower. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

Running alongside the property is a concrete driveway providing ample off road parking leading to the carport with up & over door and power. The low maintenance rear garden is probably one of the largest on the estate, comprising a gravel patio, timber decking to the patio to the bottom of the garden with two pergolas as well as the generous lawn. Enclosed by timber fencing to the perimeter and an external tap for convenience.