

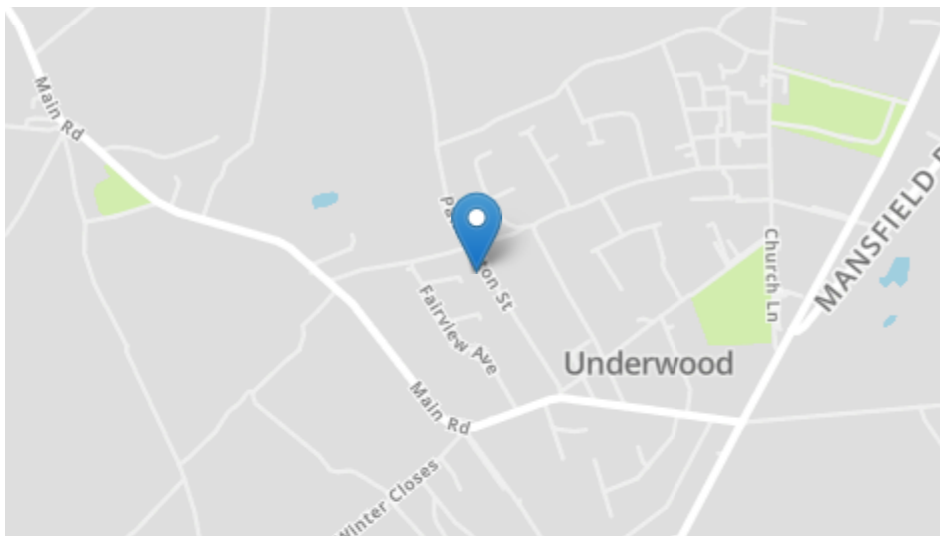
Palmerston Street, Underwood, NG16 5GJ

Offers Over £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian Mid Terrace House
- 2 DOUBLE Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom
- Low Maintenance Rear Garden
- Popular Residential Location
- Ease of Access to M1
- Ideal First Home or Investment

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 - 27275469

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



*** TREMENDOUS TERRACE! *** Located in the ever popular village of Underwood, this 2 bed terrace home is well presented throughout and would suit a first timer, downsizer or buy to let investor. In brief, the accommodation comprises: sitting room, lounge, modern fitted kitchen & a ground floor bathroom. On the first floor, the landing leads to the 2 DOUBLE bedrooms. Outside, the property has a good size, private rear garden, which is enclosed by timber fencing. For convenience, there are a number of amenities within walking distance including village shop, cafe, primary school, post office and a traditional village pubs. Underwood is also ideally situated for easy access to the picturesque Nottinghamshire countryside, included the popular Felley Woods. Nearby key roads include the A608, which leads to Junction 27 of the M1 motorway and there are number of sought after schools within the property's catchment. For more information, or to secure a viewing appointment, call our team.

Ground Floor

Sitting Room

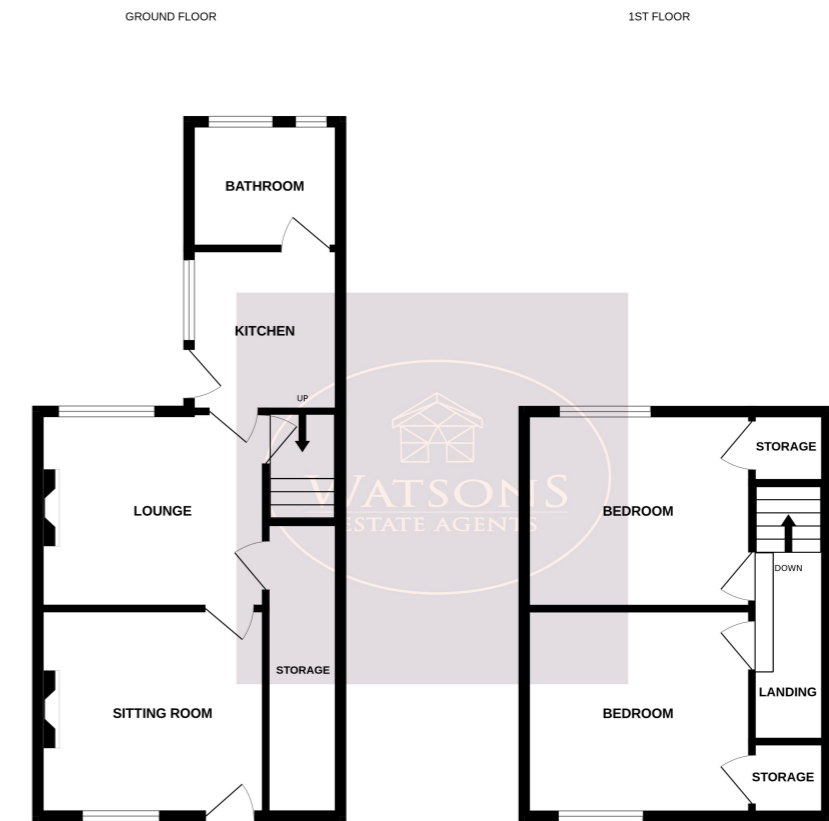
3.59m x 3.27m (11' 9" x 10' 9") Entrance door to the front, uPVC double glazed window to the front, fire place with inset space for fire. Door to the lounge.

Lounge

3.59m x 3.11m (11' 9" x 10' 2") UPVC double glazed window to the rear, radiator, brick built fire place with inset space for wood burner style fire. Doors to the stairs to the first floor and kitchen. Door to the walk in pantry measuring 16' 8" x 2' 11" (5.08m x 0.89m)

Kitchen

2.59m x 2.39m (8' 6" x 7' 10") 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, integrated fridge freezer, underfloor heating and obscured uPVC double glazed window to the side. Door to the side and door to the 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 for 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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Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Underfloor heating and 2 obscured uPVC double glazed windows to the rear.

First Floor

Landing

Doors to both bedrooms.

Bedroom 1

3.59m x 3.27m (11' 9" x 10' 9") UPVC double glazed window to the front, radiator and door to the storage cupboard measuring 1.18m x 1.18m.

Bedroom 2

3.59m x 3.10m (11' 9" x 10' 2") UPVC double glazed window to the rear, radiator and door to the storage cupboard measuring 1.18m x 1.12m.

Outside

The front of the property is palisaded by original brick work. The rear garden comprises a paved patio, turfed lawn, timber shed and flower bed borders with a range of plants & shrubs. The garden is enclosed by hedge and timber fencing to the perimeter.