

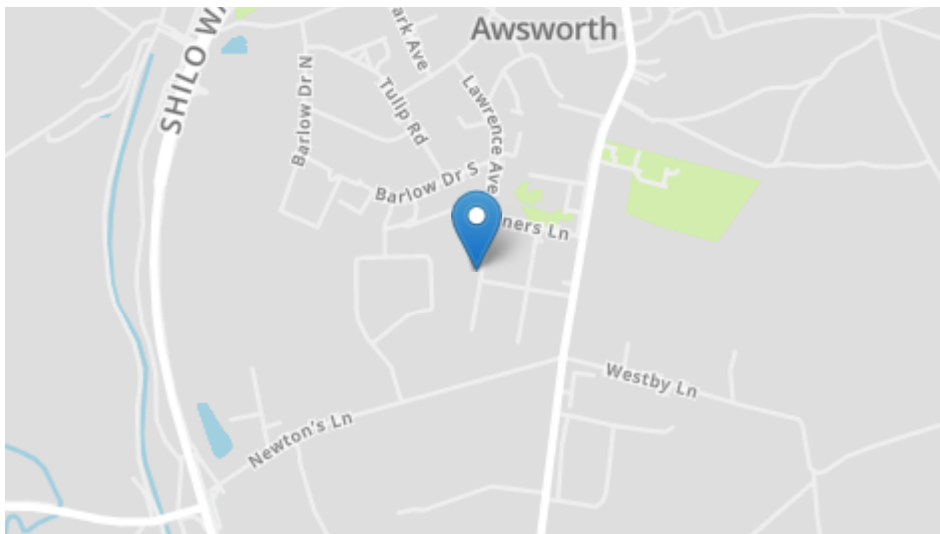
Abbott Street, Awsworth, NG16 2QJ

Offers Over £100,000



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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	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 Double Bedrooms
- Generous Dining Kitchen
- Downstairs Bathroom
- Generous Rear Garden
- Excellent Road & Public Transport Links
- In Need of Modernisation
- No Upward Chain

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 - 30189117

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



***** BRILLIANT INVESTMENT OPPORTUNITY ***** Brought to the market with no upward chain, a two bedroom terraced property in the popular village of Awsworth. In need of some general updating, the property would make an ideal buy to let or first time buy, and benefits from two double bedrooms, a spacious dining kitchen, and rear garden. Briefly comprising; lounge, dining kitchen, rear lobby, bathroom. To the first floor, two double bedrooms. To the rear is a garden. Located at the end of a cul-de-sac, the property is within easy reach of amenities including shops, the Ikea retail park and excellent road and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.68m x 3.41m (12' 1" x 11' 2") UPVC double glazed window and door to the front, radiator, wood effect laminate flooring and door to the dining kitchen.

Dining Kitchen

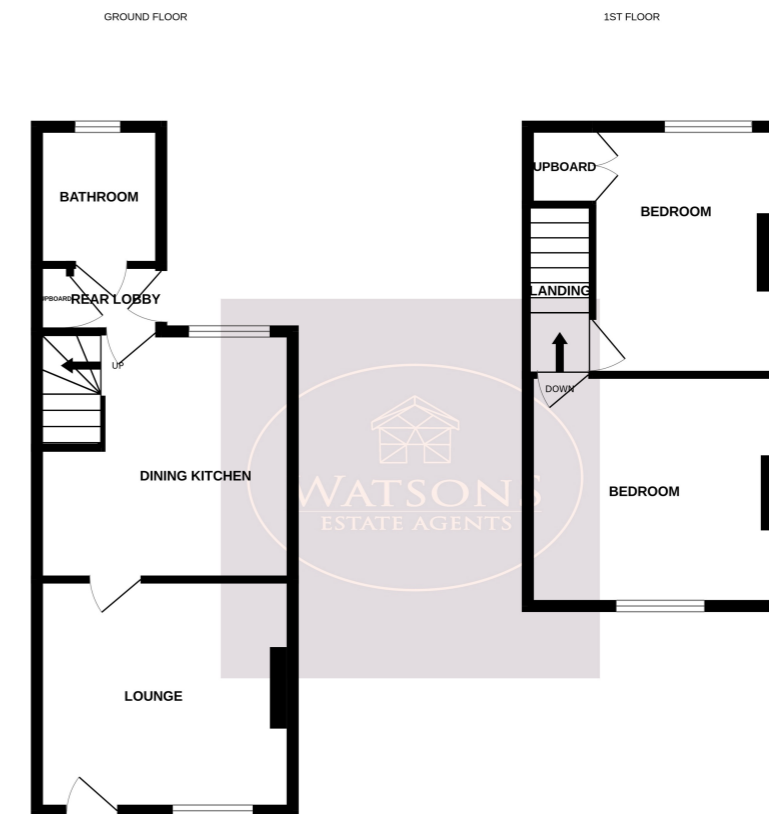
3.72m x 3.7m (12' 2" x 12' 2") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine. Tiled flooring, uPVC double glazed window to the rear, radiator and door to the rear lobby.

Rear Lobby

Door to the storage cupboard, bathroom and rear garden.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and uPVC double glazed window to the rear.



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 misstatement. 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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First Floor

Landing

Doors to both bedrooms.

Bedroom 1

3.7m x 3.42m (12' 2" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

3.65m x 2.74m (12' 0" x 9' 0") UPVC double glazed window to the rear, storage cupboard housing the combination boiler and radiator.

Outside

The rear garden comprises a paved patio seating area and turfed lawn. The garden is enclosed by wall & timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard in bedroom 2 and is around 10 years old. It was last serviced in 2025.