

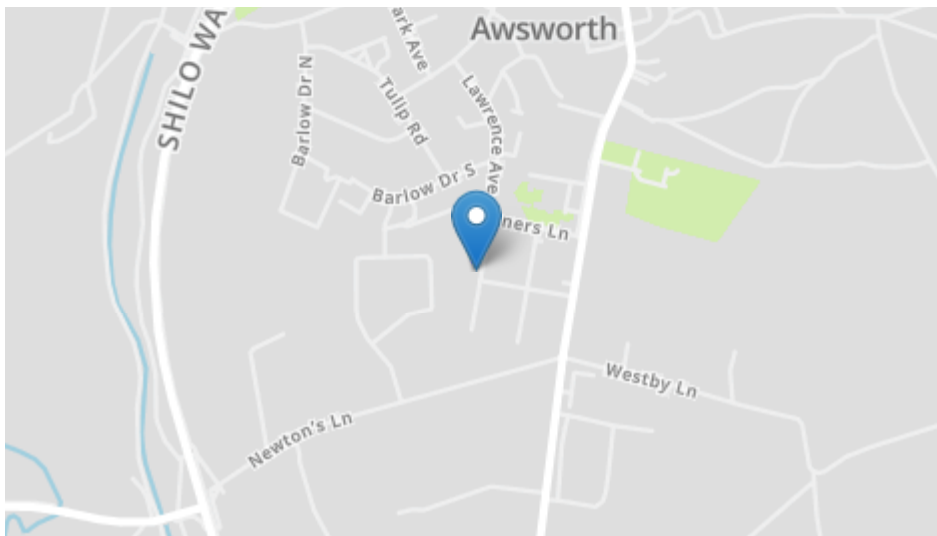
2 Abbott Street, Awsworth, Nottingham, NG16 2QJ

Offers Over £175,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
		55	83
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- End Terrace House
- 3 Bedrooms
- Open Plan Modern Dining Kitchen
- Off Road Parking & Garage
- Short Drive To Kimberley & Eastwood Town Centres
- Ideal First Home
- Ease Of Access To A610 & M1
- Fully Refurbished Throughout

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 - 23103298

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





**\*\* WOW, WOW, WOW - 3 BEDROOMS & A GARAGE ALL WITHIN A FIRST TIME BUYER BUDGET!**

**\*\*\*** This end terrace home in the sought after village of Awwsworth is deceptively spacious & well presented & comes with many features seldom found in this price range. The property in brief comprises to the ground floor; entrance hall, lounge, and open plan extended dining kitchen with French doors leading out to the rear garden. To the first floor a landing giving access to three bedrooms and a three piece bathroom suite. To the outside a front garden with driveway providing off road parking, gated access to the rear with patio, lawn areas and a further gated access to the side leading to more off road parking and the detached garage. Awwsworth is a popular village close to Ilkeston & Kimberley Town Centres and is just a short drive from key roads and transport links including the A610 and Ilkeston Train station.

## Ground Floor

### Entrance Hall

Entrance door to the side, stairs to the first floor, open to the lounge and door to the dining kitchen.

### Lounge

3.67m x 3.46m (12' 0" x 11' 4") UPVC double glazed windows to the front & side, solid wooden flooring, radiator, Inglenook fire place with inset space for fire.

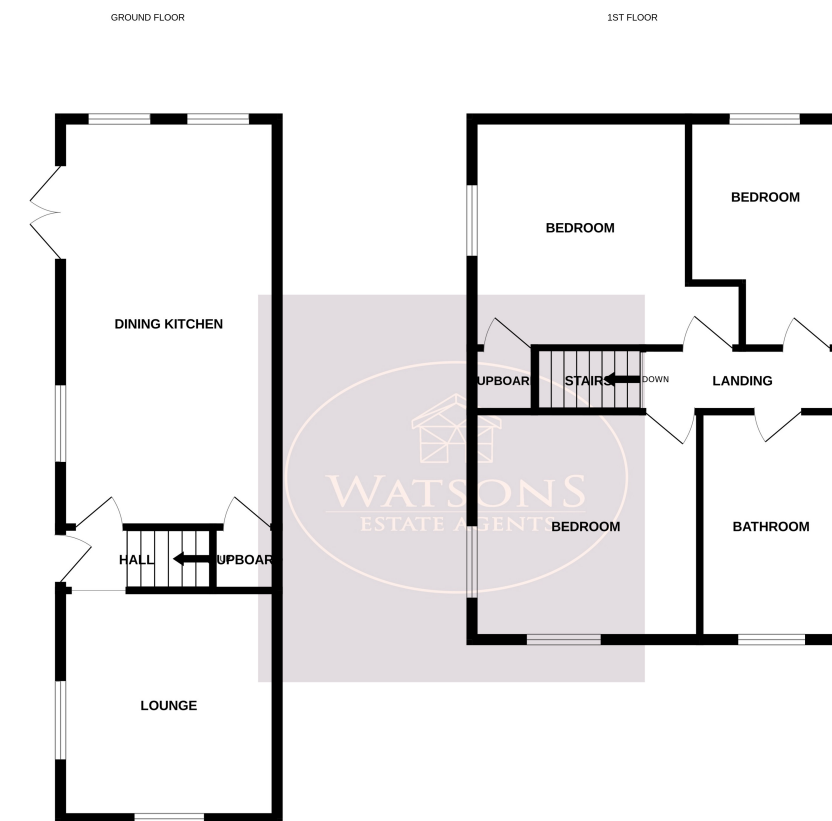
### Dining Kitchen

6.55m x 3.52m (21' 6" x 11' 7") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated washing machine & fridge freezer. Space for Range style cooker with extractor over. Solid wooden flooring, radiator, ceiling spotlights, Inglenook fire place with inset space for wood burner. 2 UPVC double glazed windows to the rear and French doors leading to the rear garden.

## First Floor

### Landing

Doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quality or efficiency can be given.  
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### Bedroom 1

3.66m x 3.46m (12' 0" x 11' 4") UPVC double glazed windows to the side & front, radiator and fitted wardrobe.

### Bedroom 2

3.69m (2.10m min) x 3.30m (12' 1" x 10' 10") UPVC double glazed window to the side and radiator.

### Bedroom 3

2.417m (1.45m min) x 2.33m (7' 11" x 7' 8") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising: concealed cistern WC, vanity sink unit, bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the front.

### Outside

Running alongside the property is a block paved driveway providing ample off road parking. The rear garden comprises a timber decking seating area, turfed lawn and a further timber decking seating area to the bottom of the garden. Other features include a log store and block paved parking area leading to the detached garage. Access to the garage is adjacent to the driveway. The garden is enclosed by timber fencing to the perimeter with gated access to the side.