

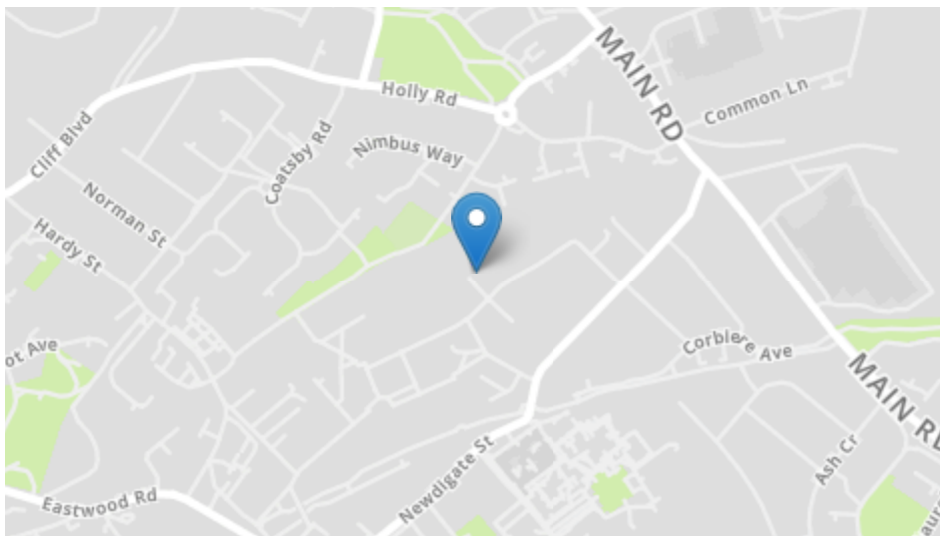
Spring Close, Watnall, NG16 1JG

Offers Over £150,000



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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 - 27791581



Our Seller says....

- End Town House
- 3 Bedrooms
- Open Plan Lounge Diner
- Downstairs WC
- Popular Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Ideal First Home or Investment
- No Upward Chain

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



\*\*\* SPRING INTO ACTION! \*\*\* This 3 bed end town house in Watnall provides an excellent opportunity for a first time buyer to get onto the ladder and add value, or an investor to spruce up and let out. Either way, this one has bags of potential and is sure to be popular. There accommodation would benefit from some cosmetic improvement, but offers more space than you would expect at this price point and represents great value for money, comprising in brief: entrance hall, wc, lounge diner, kitchen, upstairs landing to the 3 good size bedrooms and family bathroom. Outside, the appealing frontal aspect enjoys a high level of privacy overlooking nearby woodland, whilst the low maintenance rear has a brick built outbuilding to provide further useful storage space, all enclosed by timber fencing. There is lots of on street parking available and a wealth of amenities within walking distance, including favoured schools. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, wood effect laminate flooring, stairs to the first floor, under stairs storage and doors to the WC, lounge Diner and kitchen.

### WC

WC, wall mounted sink and obscured uPVC double glazed window to the front.

### Lounge Diner

6.0m x 2.97m (3.86m max) (19' 8" x 9' 9") UPVC double glazed window to the front, 2 radiators and French doors to the rear garden.

### Kitchen

4.02m x 2.73m (2.17m min) (13' 2" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset one and a half bowl sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, radiator, uPVC double glazed window to the rear and door 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 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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## First Floor

### Landing

Cupboard housing the combination boiler and doors to all bedrooms and bathroom.

### Bedroom 1

3.86m x 3.29m (12' 8" x 10' 10") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.86m x 2.66m (12' 8" x 8' 9") UPVC double glazed window to the front and radiator.

### Bedroom 3

3.07m x 2.19m (10' 1" x 7' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator and obscured uPVC double glazed window to the front.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter. The rear garden comprises a paved patio, brick built outhouse and is enclosed by timber fencing to the perimeter with gated access to the rear.