

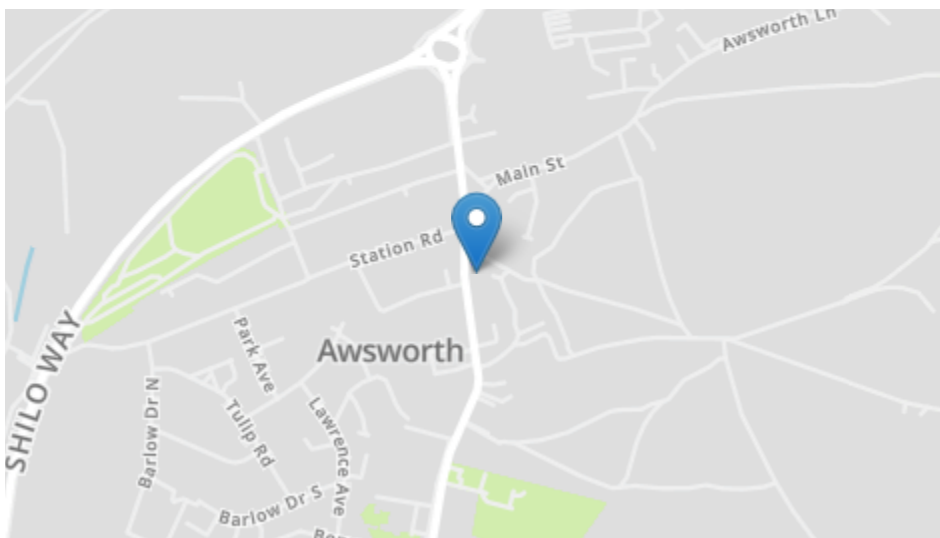
Main Street, Awsworth, NG16 2QT

£210,000



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	77
England, Scotland & Wales		EU Directive 2002/91/EC	



- 18th Century Character Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern First Floor Shower Room
- Secure Driveway & Carport
- Private Rear Garden
- Short Drive To Ilkeston & Kimberley Town Centres
- Character & Charm 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 - 28047367

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



*** PARKING GALORE!! *** If you are a collector of cars/bikes or just need space to park your treasured caravan, motorhome or car/bike then this is the home for you! Occupying a large plot this charming 2 bedroom cottage is located in the desirable village of Awsworth and is great if you need access to the A610/M1. As well as the spacious plot, ample parking and private gardens the cottage oozes character and boasts 2 reception rooms, kitchen/breakfast, 2 generous bedrooms and a shower room. A viewing of this lovely cottage is essential to fully appreciate all that is on offer! Call us today to book your viewing!

Ground Floor

Lounge

3.78m x 3.43m (12' 5" x 11' 3") Entrance door to the front, uPVC double glazed bay window to the front, Inglenook fireplace with inset multi fuel burner, radiator, feature ceiling beams, tiled flooring and door to the dining room.

Dining Room

3.53m x 3.33m (11' 7" x 10' 11") UPVC double glazed bay window to the side, radiator, tiled flooring, feature ceiling beams, open fire and door to the kitchen.

Kitchen

4.72m x 3.96m (15' 6" x 13' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker, plumbing for washing machine, breakfast bar, 2 uPVC double glazed windows to the rear, 2 uPVC double glazed windows to the side, tiled flooring, feature ceiling beams, radiator door to the rear garden and door to the storage room.

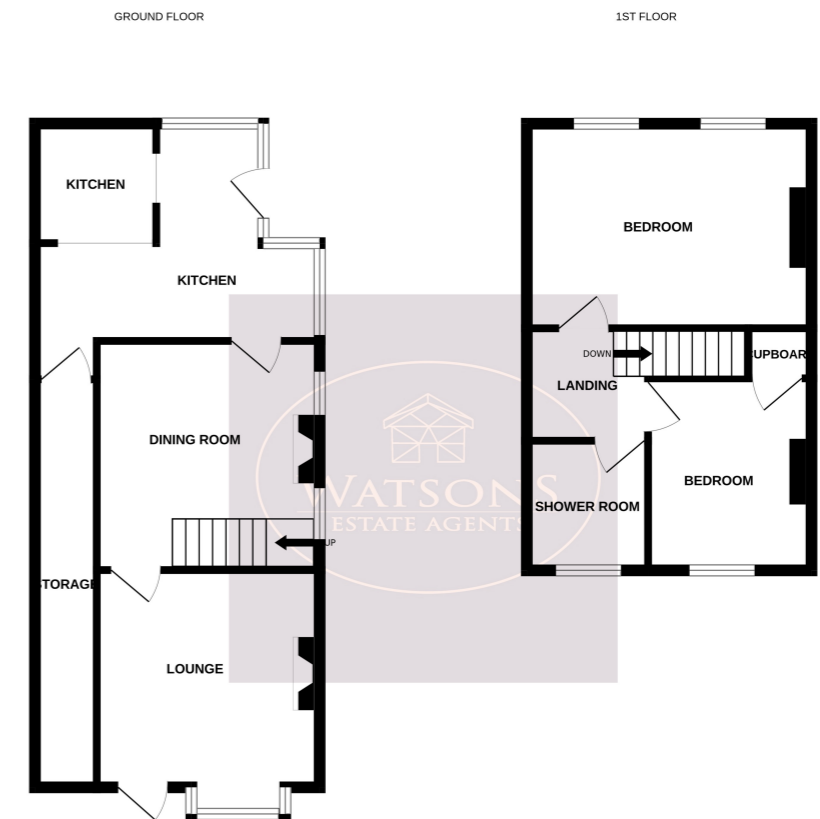
Storage Room

6.83m x 0.94m (22' 5" x 3' 1")

First Floor

Landing

Doors to both bedrooms and shower room.



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 quality or efficiency can be given.
Made with SketchUp 12/2014

Bedroom 1

4.72m x 3.2m (15' 6" x 10' 6") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 2

3.2m x 2.74m (10' 6" x 9' 0") UPVC double glazed window to the front, access to the attic, storage cupboard and radiator.

Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

The front of the property is palisaded by wrought iron fencing. To the side of the property, a concrete driveway provides ample off road parking and is secured by electric wrought iron gates to the front. The rear garden offers a good level of privacy and comprises a paved patio, artificial lawn, raised flower bed borders with a range of mature plants, shrubs and trees. Other features include a breeze block shed with aluminium roof offering further storage space. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.