

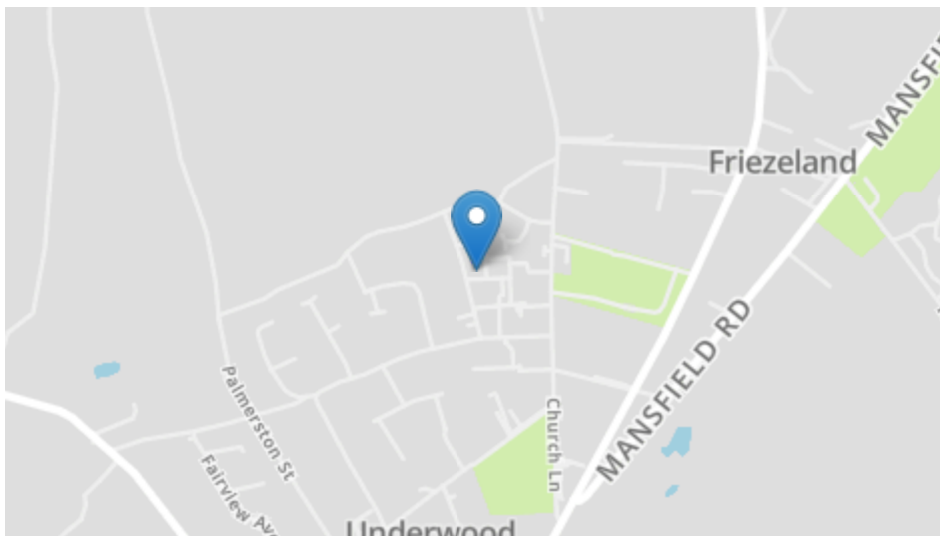
Hankin Avenue, Underwood, NG16 5FU

£200,000



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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			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Open Plan Lounge Diner
- Downstairs WC
- Communal Parking
- Semi Rural Location
- Short Drive To Eastwood Town Centre
- Ease Of Access To M1

Our Seller says....

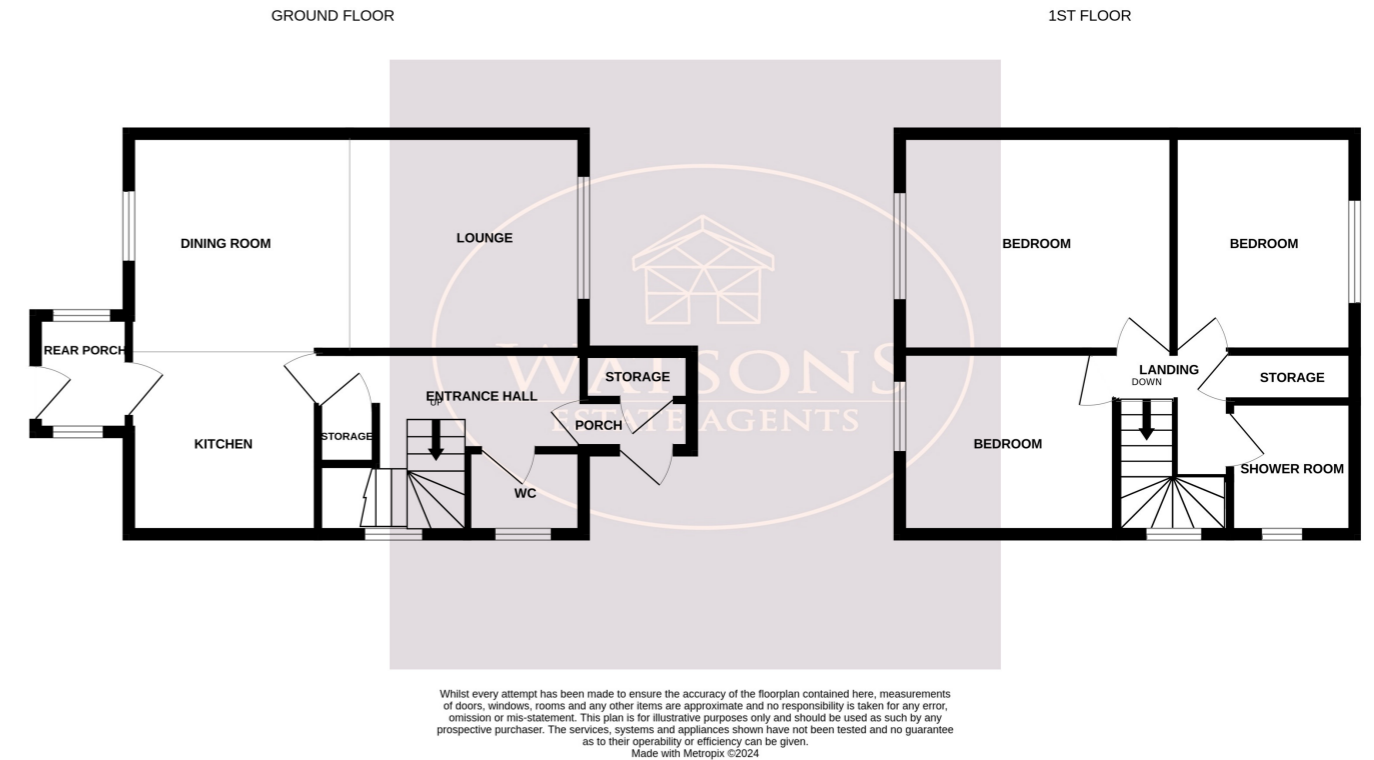
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26887584

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



*** BEAUTIFUL VILLAGE LOCATION *** Positioned in the heart of Underwood and well presented makes this semi detached house a home you can move straight into and enjoy from day one. The property has been improved and upgraded by the current owners including newly fitted boiler, re wire, and other renovation works. The property in brief comprises to the ground floor; entrance porch, hall, ground floor w/c, fitted kitchen, open plan lounge/ dining room and rear porch leading to the enclosed rear garden. To the first floor a landing giving access to three generously sized bedrooms and a three piece shower room. To the outside a front garden with parking to the side of the property and to the rear an enclosed garden. Underwood is a highly regarded rural village location and benefits from a range of amenities including favoured primary school, dog owners and keen walkers will particularly appreciate the easy access to countryside walks and nature trails. Easy access to Junction 27 of the M1 & is just a short drive from the wide range of amenities in nearby Eastwood Town Centre.

Ground Floor

Porch

Door to the side and door to the entrance hall.

Entrance Hall

Storage cupboard, stairs to the first floor and doors to the WC, lounge diner & kitchen.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

Lounge Diner

6.55m x 3.15m (21' 6" x 10' 4") UPVC double glazed windows to the front & rear, radiator.

Dining Kitchen

06.52m x 3.05m (21' 5" x 10' 0") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, ceiling spotlights, uPVC double glazed window to the rear and door to the rear porch.

Rear Porch

Door to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

3.92m x 3.06m (12' 10" x 10' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.15m x 2.88m (10' 4" x 9' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.87m x 2.36m (9' 5" x 7' 9") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn with an allocated parking space to the side. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter.