

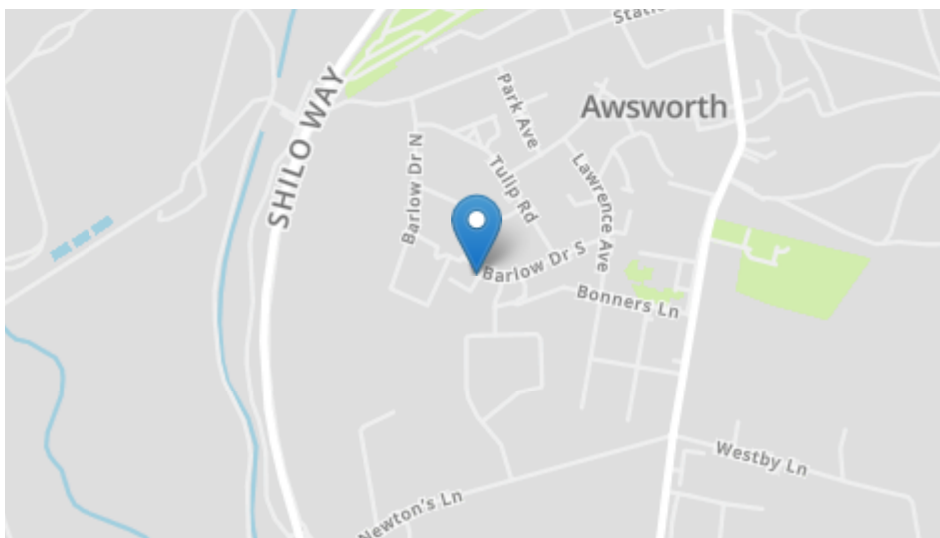
Barlow Drive South, Awsworth, Nottingham, NG16 2TD

Offers Over £130,000

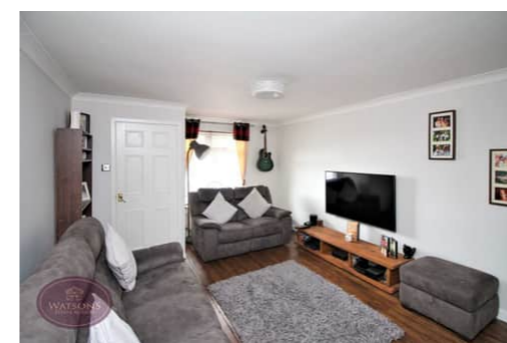


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		71
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Mid Town House
- 2 Double Bedrooms
- Dining Kitchen
- Low Maintenance Garden
- Village Location
- Cul De Sac Position
- Ideal First Home or Investment
- Viewing Recommended

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 - 26706195

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



**\*\*\* FAB FIRST HOME \*\*\*** Located on a quiet cul de sac in Awsworth, this property would be an ideal way of getting onto the property ladder. The accommodation comprises in brief; entrance hall, lounge and modern kitchen with access to the garden. On the first floor, the landing leads to the two double bedrooms and bathroom which is fitted with a white suite. Outside, the rear garden is well maintained with a gravel bed patio area, lawn and timber fencing to the perimeter. The village of Awsworth which is served by public transport and is within close proximity to a number of village amenities. A wider range of amenities can be found in Ilkeston Town Centre, just a short drive away. For more information or to book your viewing, call our team.

### Entrance Hall

Entrance door and door to the lounge.

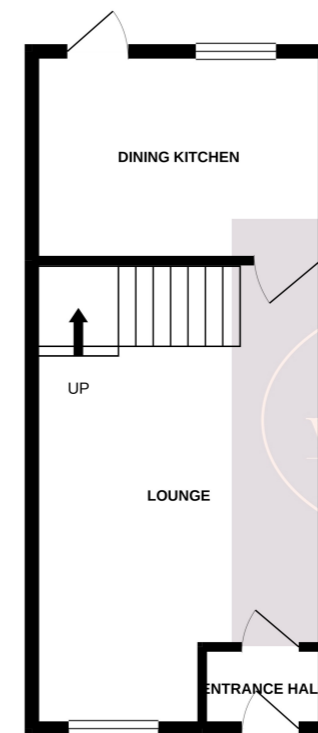
### Lounge

5.83m max x 3.6m (19' 2" x 11' 10") UPVC double glazed window to the front, stairs to the first floor, radiator and door to the kitchen.

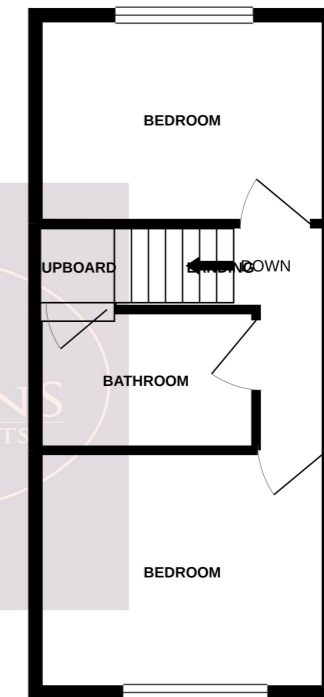
### Kitchen

3.64m x 2.53m (11' 11" x 8' 4") A range of matching wall and base units, work surfaces incorporating a one & a half bowl stainless steel sink unit and drainer. Integrated electric oven and gas hob with extractor over. Plumbing for washing machine, porcelain tiled flooring, radiator, under stair storage cupboard, uPVC double glazed window and door to the rear.

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 sq.m.) approx.  
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

Doors to both bedrooms and bathroom.

### Bedroom 1

3.6m x 2.97m (11' 10" x 9' 9") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.63m x 2.64m (11' 11" x 8' 8") UPVC double glazed window to the rear and radiator.

### Bathroom

Three piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator, access to the attic and over stairs storage cupboard housing the combination boiler.

## OUTSIDE

The rear garden is well maintained with a gravel bed patio area, lawn with shrub borders and timber fencing to the perimeter with rear gated access.