

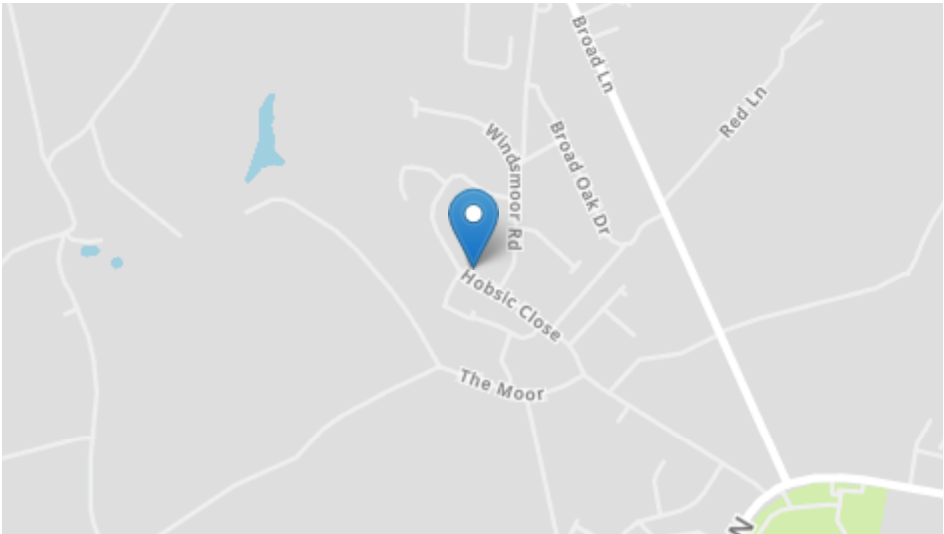
Hobsic Close, Brinsley, NG165AX

Offers Over £150,000



Hobsic Close, Brinsley, NG16 5AX

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- End Terrace House
- 2 Double Bedrooms
- Open Plan Lounge Diner
- Fitted Kitchen
- First Floor Bathroom
- Rear Garden
- Sought After Village Location
- Ideal First Home or Investment
- In Need of Modernisation

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 - 28395936

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



***** MAKE IT YOUR OWN ***** Located in the popular semi-rural village of Brinsley, a spacious two double bedroom end-terraced property with no upward chain. Benefiting from two reception rooms and a generous rear garden. Briefly comprising; lounge, dining room, kitchen. To the first floor, two double bedrooms and bathroom. Outside, to the rear is a generous private garden. Brinsley is a popular village with countryside walks on your doorstep. Nearby amenities include a popular chip shop and convenience store, and the nearby town of Eastwood provides further shops, schools and a supermarket. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

4.53m x 3.46m (14' 10" x 11' 4") UPVC double glazed window and entrance door to the front, radiator and fireplace surround with electric fire. Stairs to the first floor and open to the dining room.

Dining Room

4.58m x 3.01m (15' 0" x 9' 11") UPVC double glazed window to the rear, radiator, built in storage cupboard and door to the kitchen.

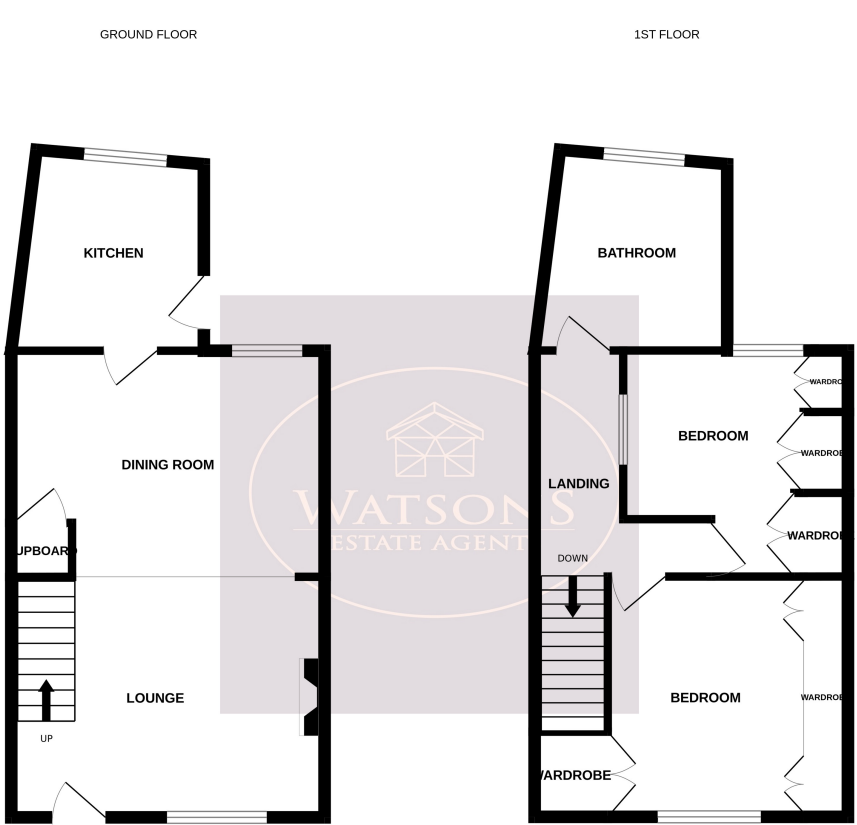
Kitchen

2.79m x 2.65m (9' 2" x 8' 8") A range of matching wall & base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including electric oven and 5 ring gas hob. Fully tiled walls, plumbing for washing machine, space for fridge and freezer. UPVC double glazed window to the rear and door to the side.

First Floor

Landing

Doors to both bedrooms and the bathroom.



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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Bedroom 1

3.63m x 3.11m (11' 11" x 10' 2") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

3.63m x 3.14m (11' 11" x 10' 4") UPVC double glazed window to the rear, radiator and fitted wardrobe.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Fully tiled walls, radiator and obscured uPVC double glazed window to the rear.

Outside

The rear garden is enclosed by timber fencing and hedges to the perimeter with gated access to the shared pathway alongside the property and comprises paved patio seating area, turfed lawn and flower bed borders with a range of plants and shrubs.