

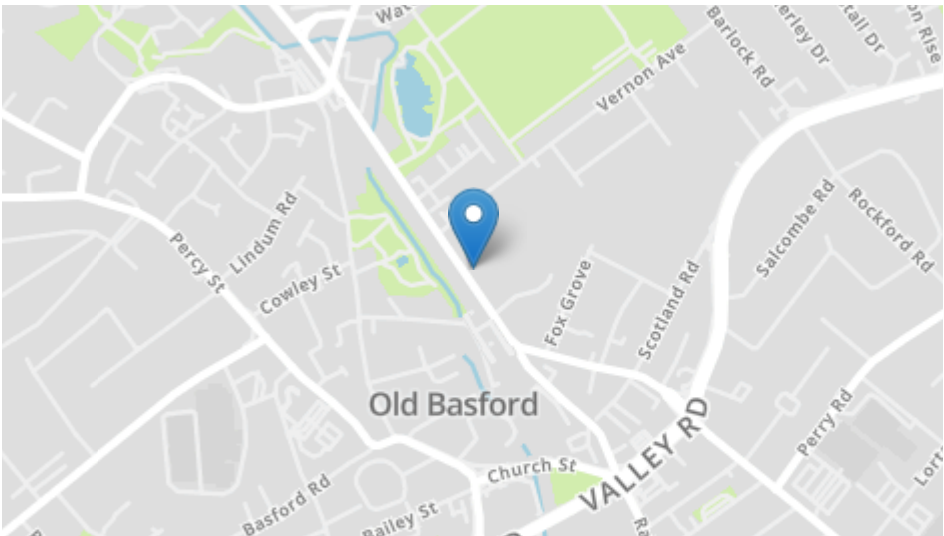
Vernon Road, Nottingham, NG6 0AD

£110,000



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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		
	52	86
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terrace House
- 2 Double Bedrooms
- Generous Lounge
- Downstairs Bathroom
- Private Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to Nottingham City Centre
- Renovation Project
- No Upward Chain

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 - 29423879

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



*** VALUE ON VERNON ROAD! *** First time buyer with limited budget? Investor looking for value? This 2 bed end of terrace on the outskirts of Nottingham City Centre is an excellent option. In a POPULAR LOCATION within walking distance to tram, it comes with NO UPWARD CHAIN. The accommodation requires cosmetic work, but has the scope to ADD VALUE, comprising in brief: lounge, kitchen, lobby to downstairs bathroom, upstairs landing to the 2 DOUBLE bedrooms. Outside, the rear courtyard offers a high level of privacy and requires little maintenance. Little more than 2 miles from Nottingham City Centre, there is easy access to a wealth of amenities and there is a tram stop within walking distance. The nearby ring road also gives easy access to both City Hospital & QMC. This is a great opportunity, so call us now to arrange a viewing.

Ground Floor

Lounge

3.67m x 3.5m (12' 0" x 11' 6") UPVC double glazed window and entrance door to the front. Real flame gas fire and radiator. Door to the kitchen.

Kitchen

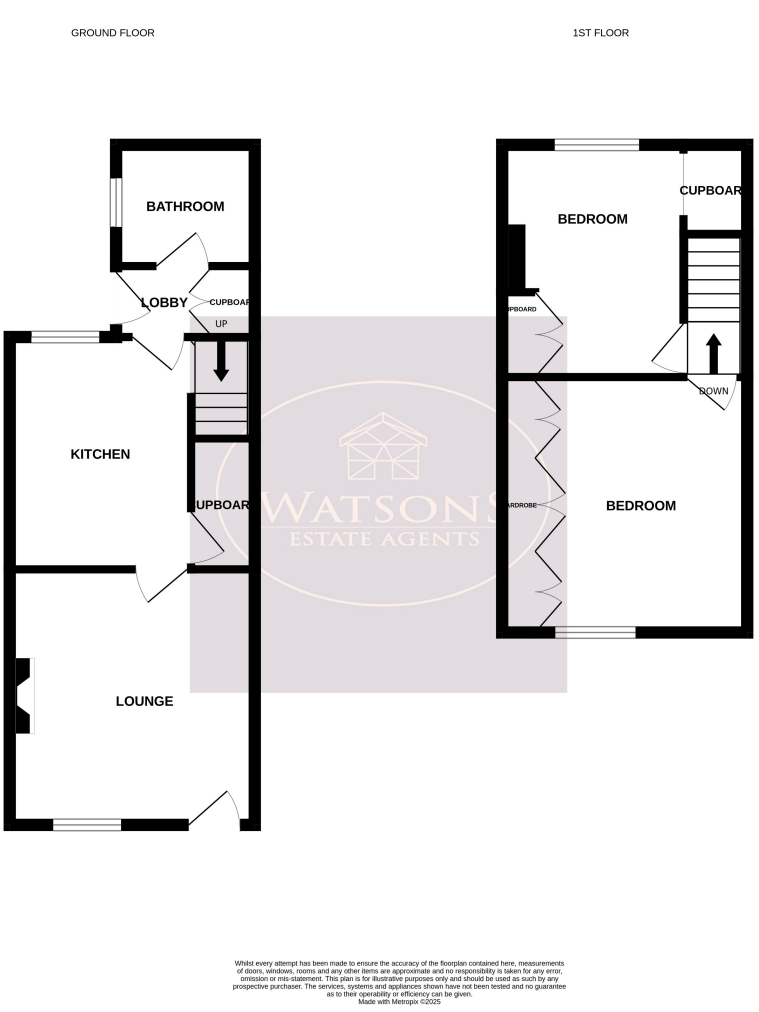
3.45m x 2.5m (11' 4" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, stairs to the first floor, under stairs storage cupboard. UPVC double glazed window to the rear and door to the lobby.

Lobby

Door to the rear garden, airing cupboard housing the combination boiler and door to the bathroom.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the side and radiator.



First Floor

Landing

Doors to both bedrooms.

Bedroom 1

3.69m x 3.54m (12' 1" x 11' 7") UPVC double glazed window to the front, radiator and fitted wall to wall, floor to ceiling furniture.

Bedroom 2

3.44m x 2.49m (11' 3" x 8' 2") UPVC double glazed window to the rear, built in wardrobe including access to the attic, fitted storage cupboard and radiator.

Outside

The rear concrete courtyard offers a good level of privacy and is enclosed by timber fencing to the perimeter with gated access to the rear.

AGENTS NOTE

The seller has provided the following information: The boiler is 3 years old and is located in the airing cupboard in the rear lobby.