

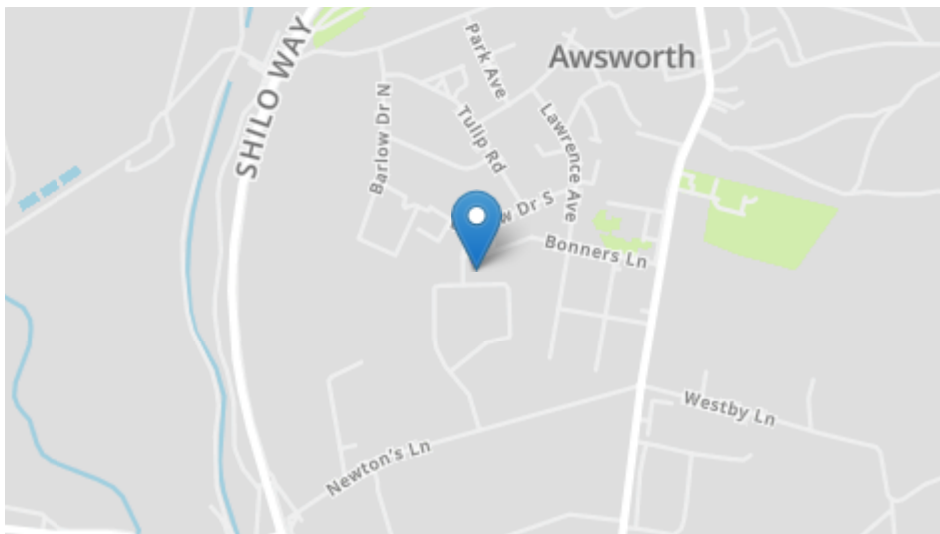
The Glebe, Cossall, NG16 2SH

£180,000



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



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Conservatory
- Driveway
- Private Generous Rear Garden
- In Need Of Modernisation
- No Upward Chain

Our Seller says....

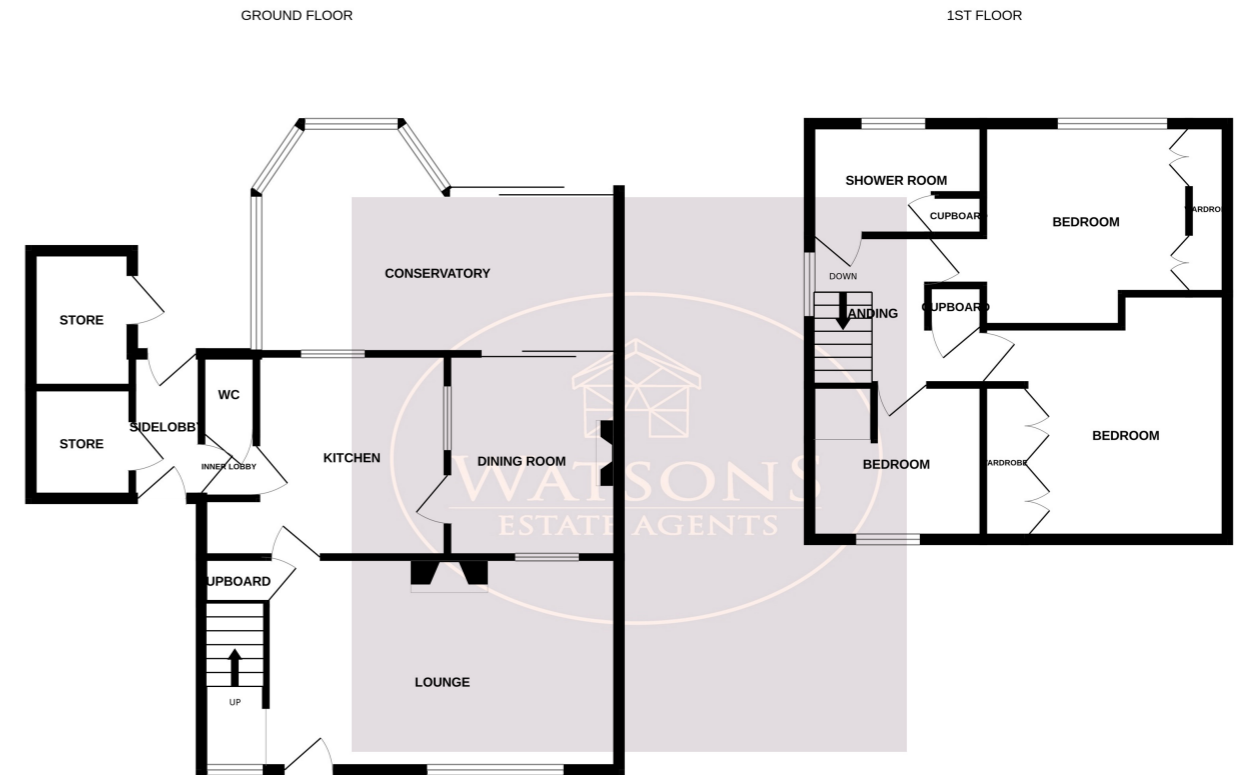
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28133867

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



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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MAKE A HOUSE A HOME A fantastic renovation project in the popular village of Cossall. Offering generous living accommodation and a great plot, is this three bedroom semi-detached property with two reception rooms, conservatory, two stores and superb potential to create the perfect family home, brought to the market with no upward chain. Briefly comprising; entrance porch, lounge, dining room, kitchen, conservatory, downstairs wc, two stores. To the first floor, three bedrooms and shower room. Outside, driveway and garden to the front, and a generous private garden to the rear. Located in the popular village of Cossall, nearby amenities include shops in the nearby village of Awsworth, favoured school catchment, and excellent road links with the nearby A610 providing access to the surrounding towns. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Entrance door to the front and door to the lounge.

Lounge

6.66m x 3.96m (21' 10" x 13' 0") 2 uPVC double glazed windows to the front, two radiators, under stairs storage, exposed brick wall, feature fire place with gas fire, ceiling beams, ceiling spotlights and door to the kitchen.

Kitchen

3.38m x 2.72m (11' 1" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, slate tiled flooring, ceiling beams and door to the dining room.

Dining Room

3.22m x 2.75m (10' 7" x 9' 0") Radiator, exposed brick wall, feature arched window to the lounge, slate tiled flooring, ceiling beams and sliding patio doors to the conservatory. Door to the inner lobby.

Conservatory

5.03m x 2.48m (16' 6" x 8' 2") Brick & uPVC double glazed construction, radiator and sliding patio doors to the rear garden.

Inner Lobby

Doors to the WC, access to two storage rooms (one with light, power & water) and door to the rear garden.

WC

WC

First Floor

Landing

UPVC double glazed window to the side, access to the attic, radiator and doors to all bedrooms and shower room.

Bedroom 1

3.72m x 3.41m (12'20' 6" x 11' 2") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

4.0m x 2.8m (13' 1" x 9' 2") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

2.86m x 2.53m (9' 5" x 8' 4") UPVC double glazed window to the front, radiator.

Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle. Heated towel rail, ceiling spotlights, cupboard and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a block paved driveway providing off road parking for two cars. The driveway is enclosed by wrought iron gates and fencing to the perimeter. The generous rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants, shrubs and trees. The garden is enclosed by hedge borders to the perimeter.