

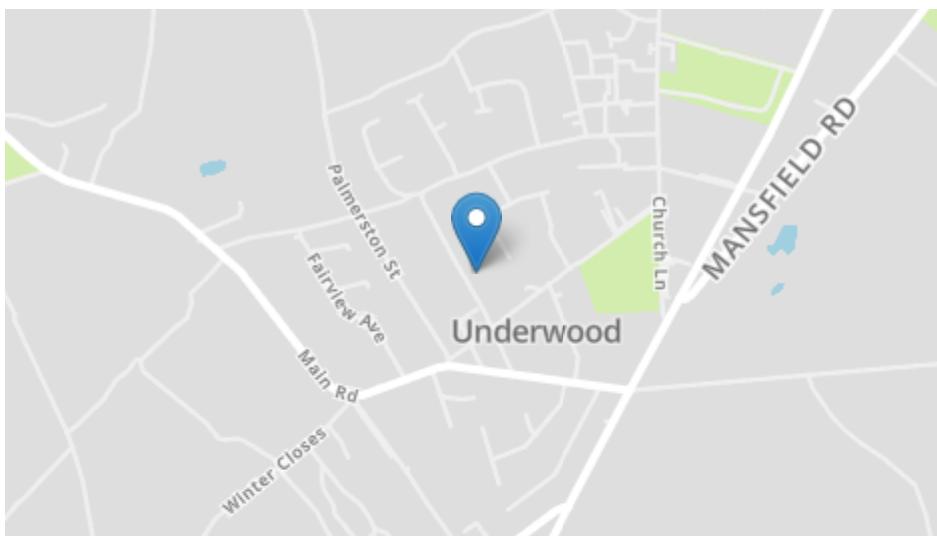
Smeath Road, Underwood, NG16 5GG

£170,000

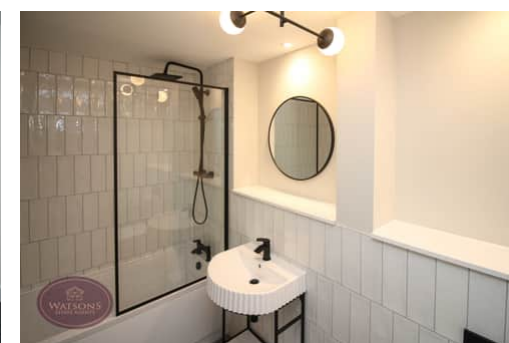


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	88
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Mid Terrace House
- 3 Bedrooms
- Modern Dining Kitchen
- Low Maintenance Rear Garden
- Detached Garage To Rear
- Newly Renovated Throughout
- Excellent Road & Public Transport Links
- Walking Distance to Schools & Amenities
- 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 - 28098808

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





**\*\*\* MORE THAN MEETS THE EYE! \*\*\*** No expense has been spared in the renovation of this 3 bedroom home in Underwood. It comes with NO UPWARD CHAIN and includes a GARAGE to the rear. We strongly advise coming to view in person. In brief, the accommodation comprises of a superb open plan recently refitted kitchen diner with sliding french doors to a good size lounge, upstairs landing to the 3 bedrooms and a brand new modern bathroom suite with tiled flooring and under floor heating. Outside, the rear garden has also undergone transformation with restored decked patio, grassed lawn and access to the single garage. Planning permission has been granted for a drop kerb if the new owner wanted to create further parking to the front. Double glazed black windows & doors complete the modern chic look of this exceptional home which would be ideal for up-sizers, down-sizers, or first time buyers looking for something special. Either way, you have to see it to believe it, so call us now to arrange a viewing.

## Ground Floor

### Entrance Porch

Composite entrance door to the front, built in storage cupboard, door to the dining kitchen.

### Dining Kitchen

5.55m x 3.85m (18' 3" x 12' 8") A range of matching wall and base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including fridge freezer, waist height electric oven and hob. Plumbing for washing machine, breakfast bar, laminate wood flooring, radiator, uPVC double glazed window to the front, double sliding doors to the lounge and stairs to the first floor.

### Lounge

4.56m x 3.85m (15' 0" x 12' 8") UPVC double glazed windows and French doors to the rear garden, radiator, inglenook fireplace and laminate wood flooring.

## First Floor

### Landing

Doors to both bedrooms and the bathroom.

### Bedroom 1

3.84m x 2.93m (12' 7" x 9' 7") UPVC double glazed window to the front and radiator.



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 for 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. Made with MetreX 02024

### Bedroom 2

4.28m x 1.91m (14' 1" x 6' 3") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.39m x 1.87m (11' 1" x 6' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

White 3 piece suite comprising concealed cistern wc, vanity feature sink unit and panelled bath with mains fed rainfall shower over. Heated towel rail, airing cupboard housing the combination boiler, access to the attic, fully tiled walls and floor.

### Outside

The front of the property features a turfed lawn enclosed by timber fence and has planning permission granted for a dropped kerb. The low maintenance rear garden comprises, timber decking, turfed lawn, paved path leading to a paved patio area with timber shed. The garden is enclosed by timber fencing to the perimeter with gated access to the rear, leading to the single detached garage.