

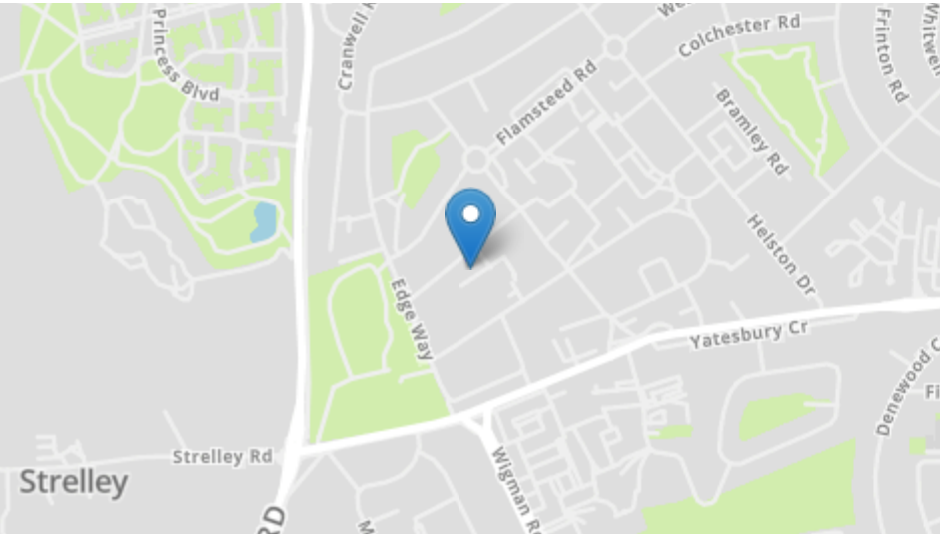
Morris Road, NG8 6NE

Offers Over £230,000



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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		
	66	86
England, Scotland & Wales		
EU Directive 2002/91/EC		



- End Town House
- 3 Bedrooms
- Generous Lounge Diner
- Downstairs WC
- Off Road Parking
- Low Maintenance South Facing Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

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 - 28671465

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



*** TREMENDOUS TOWN HOUSE *** Positioned on a favoured street in the ever popular Strelley Estate, this 3 bed end town house has been a much loved long term family home. With downstairs wc, 3 DOUBLE bedrooms and south facing garden, it's not hard to see why. The accommodation comprises in brief: entrance hall, lounge diner, kitchen, lobby to downstairs wc, upstairs landing to the 3 bedrooms and shower room. Outside, a block paved driveway to the front provides good off street parking, whilst the lovely lawned rear is a great space to enjoy the summer months. Dog owners & families will also appreciate the recreation ground at the end of the street, whilst other local amenities include schools, shops, an excellent regular bus service, as well as easy access to the M1 motorway. Nottingham City centre is an easy commute too. Call our team now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor, wood effect laminate flooring and door to the lounge diner and kitchen.

Lounge Diner

5.57m x 3.93m (2.7m min) (18' 3" x 12' 11") UPVC double glazed window to the front, fire place with inset real flame gas fire, radiator and sliding patio doors to the rear garden.

Kitchen

3.61m x 2.7m (11' 10" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven and hob with extractor over. Plumbing for dishwasher, vinyl flooring, heated towel rail, uPVC double glazed window to the rear, ceiling spotlights and door to the side lobby.

Side Lobby

Door to the WC and door to the rear garden.

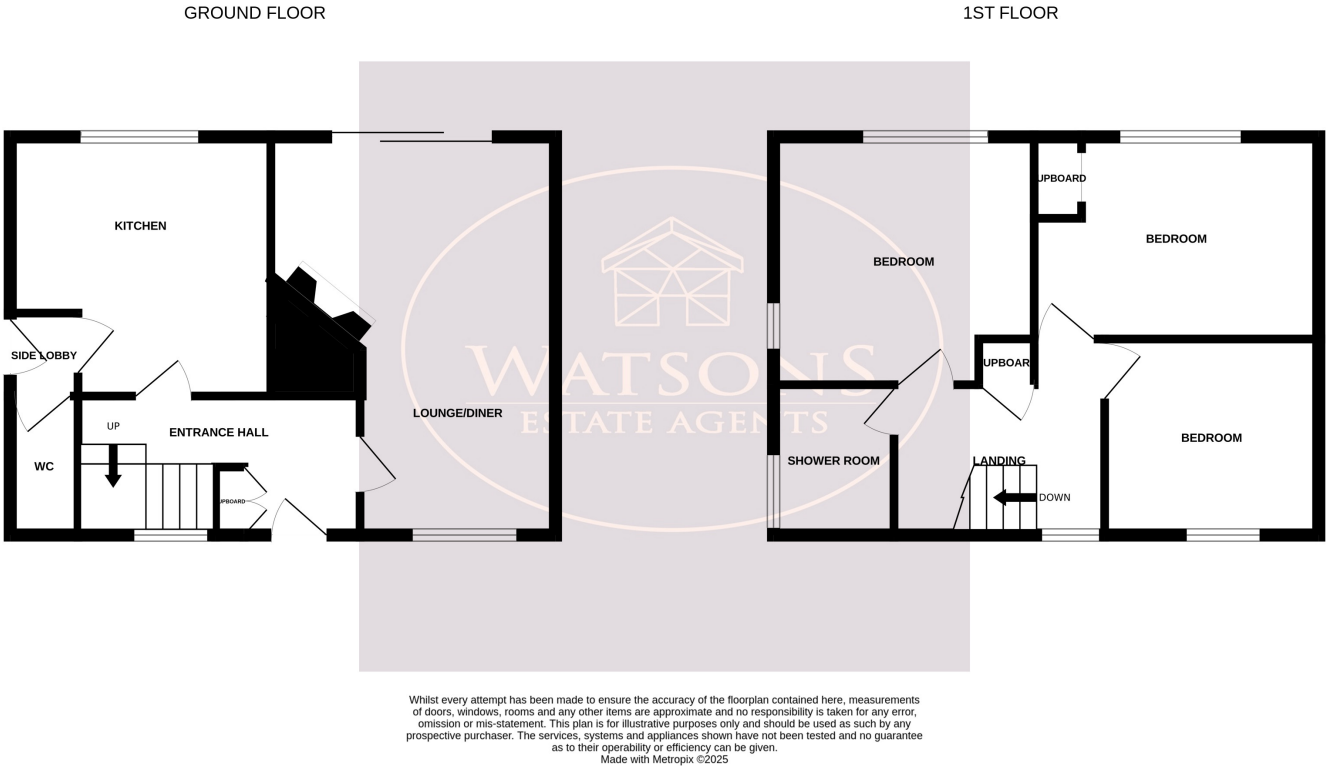
WC

WC, wall mounted Worcester Bosch combination boiler and obscured uPVC double glazed window to the side.

First Floor

Landing

Doors to all bedrooms and shower room. Storage cupboard and access to the attic.



Bedroom 1

3.6m x 3.57m (11' 10" x 11' 9") UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2

3.97m x 2.8m (13' 0" x 9' 2") UPVC double glazed window to the rear, radiator and built in wardrobe.

Bedroom 3

3.94m x 2.66m (12' 11" x 8' 9") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower. Ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A blocked paved driveway provides ample off road parking and is enclosed by wall & timber fencing to the perimeter. The low maintenance, South facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants and shrubs, brick built housing with plumbing for washing machine, a further brick built outhouse offering further storage space. The garden is enclosed by timber fencing to the perimeter with door access to the side.