

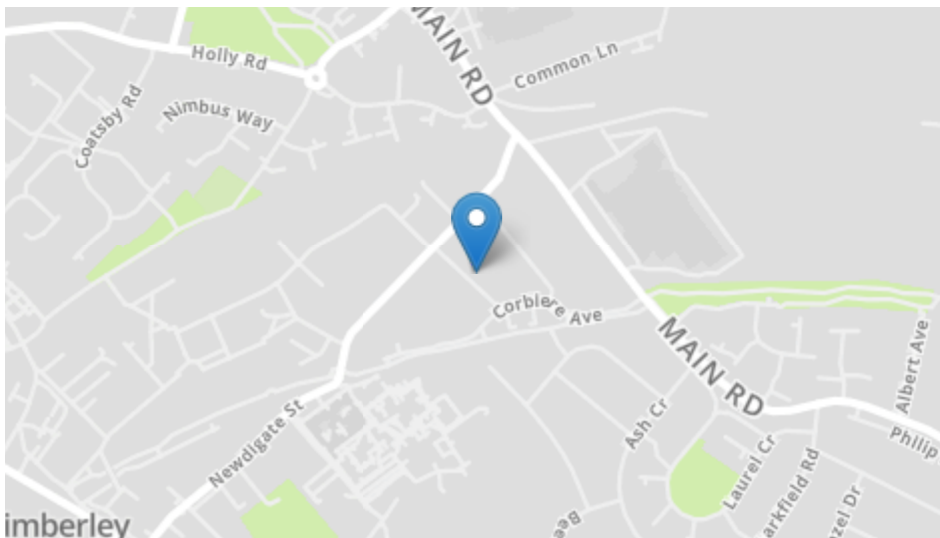
Berydene Avenue, Watnall, NG16 1HJ

Offers Over £290,000



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- Detached Bungalow
- 2 DOUBLE Bedrooms
- Off Road Parking & Garage
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- 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 - 28119876

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



**\*\*\*DOWNSIZE WITHOUT THE COMPROMISE\*\*\*** A spacious two bedroom detached bungalow on this sought after road in Watnall. A range of amenities are nearby and the property benefits from two double bedrooms, a spacious lounge, driveway, garage, and south facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, bathroom, two double bedrooms. Outside, front and rear gardens, driveway and garage. Located in Watnall, the property is within easy reach of Kimberley town centre catering for all day to day needs including a range of independent shops, a supermarket and excellent schools. Nearby road links provide easy access to the surround towns and Nottingham. Brought to the market with no upward chain. Contact Watsons to arrange a viewing.

### Entrance Hall

Doors to all rooms, radiator.

### Lounge

4.3m x 3.98m (14' 1" x 13' 1") UPVC double glazed window to the front and radiator.

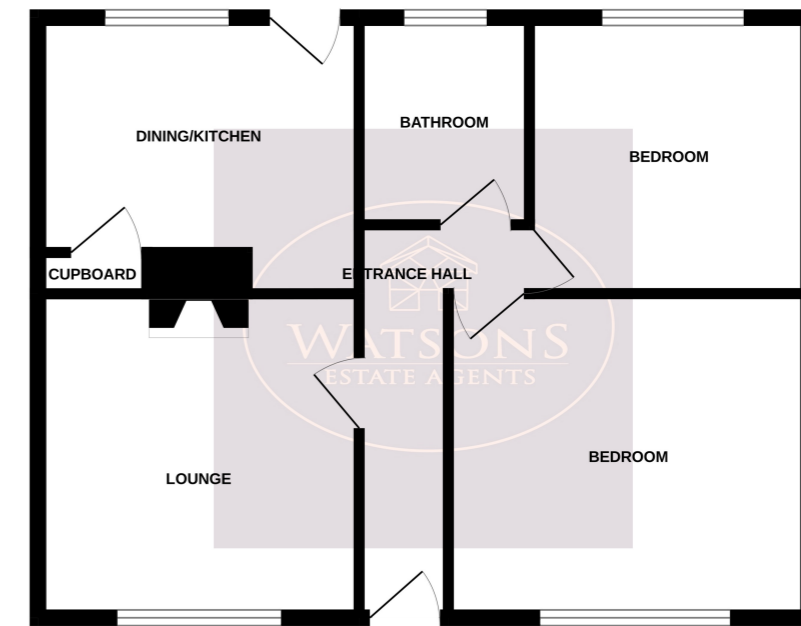
### Dining Kitchen

4.04m x 3.58m (13' 3" x 11' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine. Radiator, uPVC double glazed window to the rear and door to the rear garden.

### Bedroom 1

4.18m x 4.08m (13' 9" x 13' 5") UPVC double glazed window to the front and radiator.

GROUND FLOOR



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 2

3.64m x 3.17m (11' 11" x 10' 5") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn. A tarmac driveway running alongside the property provides ample off road parking leading to the detached single garage with up & over door and power. The garden is enclosed by hedge and timber fencing to the perimeter and is secured by double wrought iron gates to the front. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, timber built shed, allotment area and greenhouse. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.