

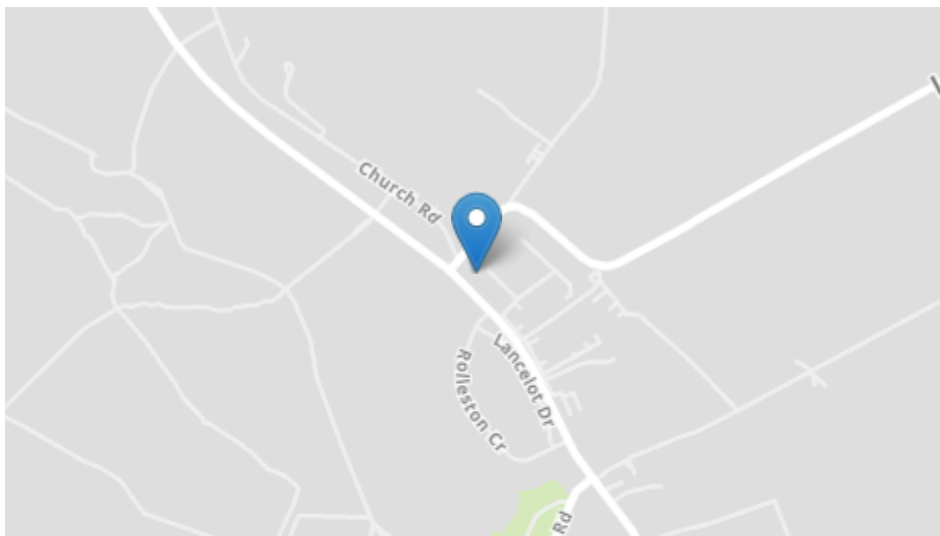
Main Road, Watnall, NG16 1HT

Offers Over £280,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
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mail@watsons-residential.co.uk
Ref - 26458741

- Semi Detached 19th Century Cottage
- 4 Bedrooms
- 2 Reception Rooms
- Utility Room
- Character Features Throughout
- Generous Rear Garden
- Short Drive To Kimberley Town Centre
- In Need of Modernisation
- No Upward Chain

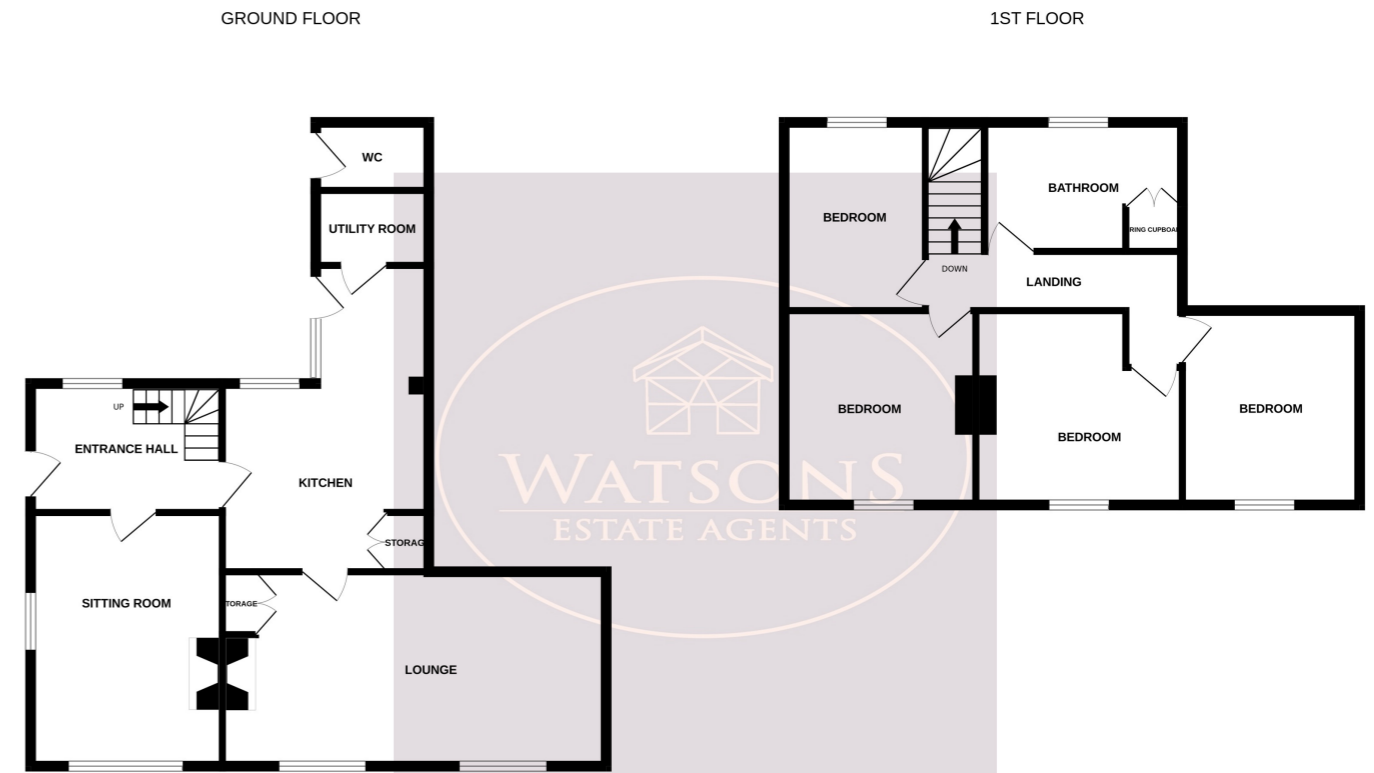
Our Seller says....

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
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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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*** VICTORIAN GEM *** Watsons are excited to present this superb spacious semi detached home in the village of Watnall which comes to the market with NO UPWARD CHAIN. Retaining Victorian features throughout, it has all the character you would expect of a property that dates back to 1896. The accommodation is in need of refurbishment throughout - and is priced accordingly - giving a great opportunity for someone to make this a special long term home. Comprising in brief: entrance hall, lounge, dining room, dining kitchen & utility room. On the first floor the landing leads to the 4 well proportioned bedrooms and family bathroom. The outside space does not disappoint, having a generous rear garden which provides a high level of privacy and there could be the ability to create off street parking to the front (subject to relevant permissions). Families will appreciate the favoured school catchments, as well as the countryside walks on your doorstep, yet a wealth of amenities are just over a mile away. Junction 26 of the M1 motorway and the Nottingham Tram network are also just a short drive away. The potential with this property is enormous and we urge you to view if you are looking for a family home with a difference.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side, uPVC double glazed window to the rear, radiator, stairs to the first floor, under stairs storage and doors to the dining kitchen & dining room.

Lounge

6.46m x 3.26m (21' 2" x 10' 8") 2 uPVC double glazed windows to the front, radiator and tiled fireplace with inset space for fire.

Dining Room

4.24m x 3.29m (13' 11" x 10' 10") UPVC double glazed windows to the front & side, radiator and brick built fire place.

Dining Kitchen

3.14m (5.46m max) x 2.68m (10' 4" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. UPVC double glazed windows to the rear & side, tiled flooring, radiator and doors to the lounge & utility room.

Utility Room

Plumbing for washing machine.

First Floor

Landing

Access to the attic, radiator and doors to all bedrooms and bathroom.

Bedroom 1

3.32m x 3.28m (max) (10' 11" x 10' 9") UPVC double glazed window to the front and radiator.

Bedroom 2

3.27m x 3.24m (10' 9" x 10' 8") UPVC double glazed window to the front.

Bedroom 3

3.26m x 3.16m (10' 8" x 10' 4") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.27m x 2.2m (10' 9" x 7' 3") UPVC double glazed window to the rear.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. UPVC double glazed window to the rear, airing cupboard housing the hot water tank, radiator.

Outside

To the front of the property is a turfed lawn with flower bed borders and is enclosed by original stone wall. The generous rear garden offers a good level of privacy and comprises a concrete patio, turfed lawn, flower bed borders with a range of plants & shrubs, brick built out house incorporating a WC and is enclosed by timber fencing to the perimeter.