

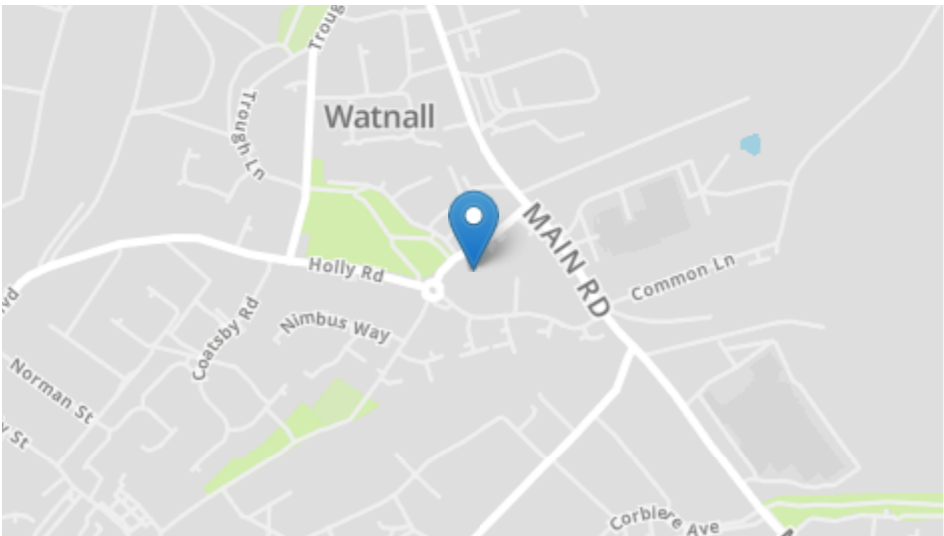
Britannia Close, Watnall, NG16 1GN

£190,000



Britannia Close, Watnall, NG16 1GN

£190,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 - 28664608



- Mid Town House
- 2 Bedrooms
- Generous Lounge
- En Suite & Family Bathroom
- South East Facing Rear Garden
- Driveway & Garage
- Popular Cul De Sac Location
- Short Drive to Kimberley Town Centre
- 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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



RULE 'BRITANNIA' Brought to the market with no upward chain, a well presented two bedroom town house in Watnall. Benefiting from a generous lounge, en-suite to primary bedroom, driveway, garage, and south-east facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen. To the first floor, two bedrooms, primary with en-suite, and bathroom. Outside, driveway and garage to the front, and private south-east facing to the rear. Located in the popular Watnall area, the property is within easy reach of Kimberley town centre, shops, schools and road links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, radiator and door to the lounge.

Lounge

4.54m x 3.23m (14' 11" x 10' 7") UPVC double glazed window to the front, radiator, feature fire place with inset space for fire and door to the dining kitchen.

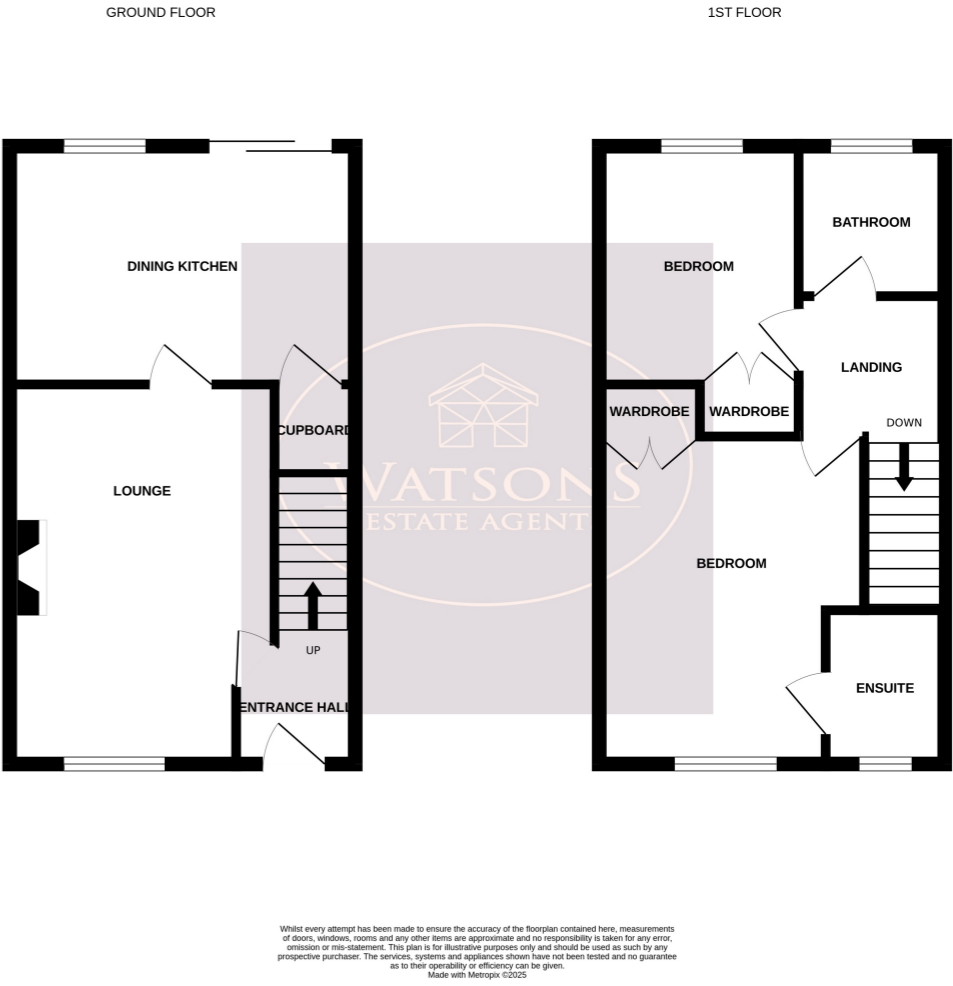
Dining Kitchen

4.12m x 2.78m (13' 6" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven and 5 ring gas hob with extractor over. Plumbing for washing machine, storage cupboard, radiator, tiled flooring, uPVC double glazed window to the rear and sliding patio doors to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom. Airing cupboard housing the hot water tank and access to the attic.



Bedroom 1

4.21m x 3.2m (13' 10" x 10' 6") UPVC double glazed window to the front, fitted wardrobe and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the front and radiator.

Bedroom 2

3.7m x 2.47m (12' 2" x 8' 1") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property are gravel beds. A tarmacadam driveway provides off road parking and leads to the detached garage with up & over door and power. The South East facing rear garden comprises a paved patio seating area, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.