

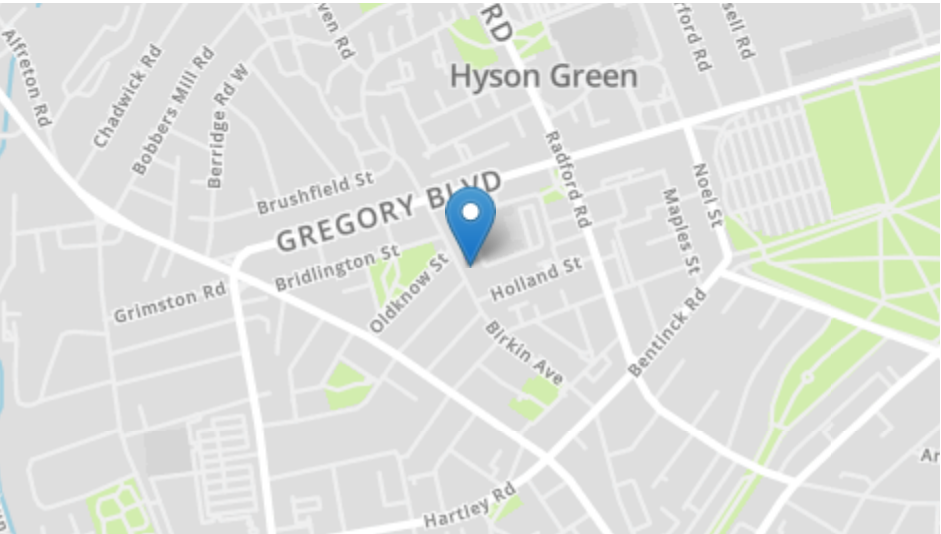
Birkin Avenue, NG7 5AR

Guide Price £160,000



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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		
	71	89
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 - 29064545

Our Seller says....

- Semi Detached House
- 2 Double Bedrooms
- Generous Lounge
- Off Road Parking
- Walking Distance Amenities
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to Nottingham City Centre
- No Upward Chain

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



*** GUIDE PRICE £160,000 - £170,000 ***LINKS ON YOUR DOORSTEP*** A brilliant first time buy or investment purchase, ideally located close to Nottingham city centre, with transport links close by, a two bedroom semi-detached property with no upward chain. Briefly comprising; storm porch, entrance hallway, lounge, dining kitchen. To the first floor, two bedrooms and shower room. Outside, to the front is a driveway providing off road parking, and to the rear is a low maintenance garden. The property is located in the suburb of Radford, nearby transport links include bus, road and tram, so access to the city is quick and easy. There are also shops on your doorstep and nearby supermarkets. Contact Watsons to arrange a viewing.

First Floor

Storm Porch

UPVC double glazed door to the entrance hall.

Entrance Hall

Stairs to the first floor and door to the lounge.

Lounge

5.22m x 3.14m (17' 2" x 10' 4") 2 uPVC double glazed windows to the front, radiator, under stairs storage and door to the dining kitchen.

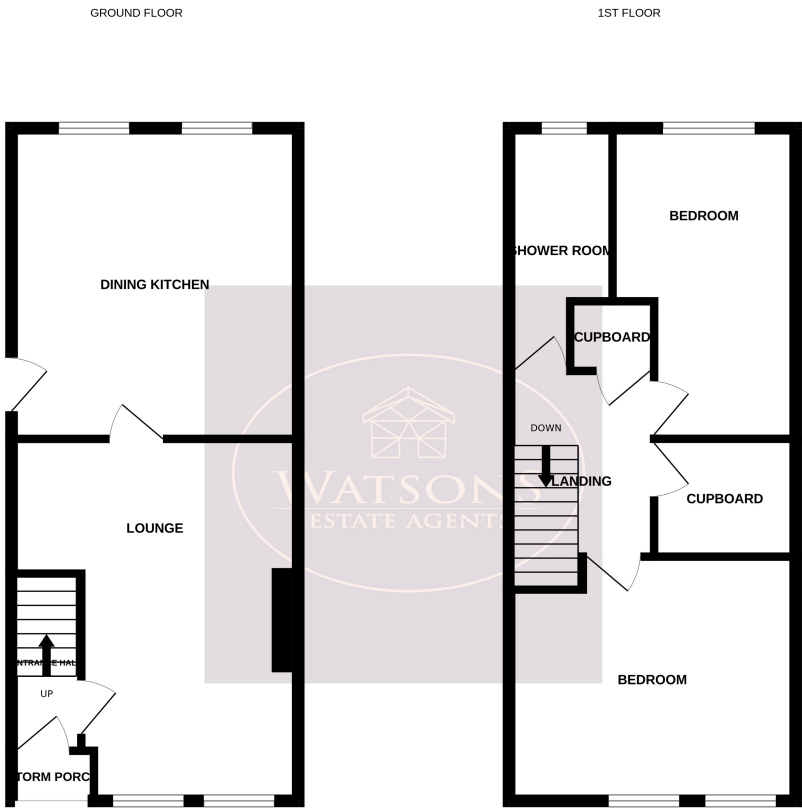
Dining Kitchen

4.32m x 4.10m (14' 2" x 13' 5") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Plumbing for washing machine & tumble dryer. Space for cooker, vinyl flooring, extractor fan, radiator, 2 uPVC double glazed windows to the rear and door to the side leading to the rear garden.

First Floor

Landing

Doors to both bedrooms, shower room and walk in wardrobe.



While 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 misstatement. 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.
Made with Metropix C2025

Bedroom 1

4.08m x 3.57m (13' 5" x 11' 9") 2 uPVC double glazed windows to the front, radiator.

Bedroom 2

4.57m x 2.6m (15' 0" x 8' 6") UPVC double glazed window to the rear, radiator.

Walk In Wardrobe

2.09m x 1.49m (6' 10" x 4' 11")

Shower Room

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

Outside

The front of the property is palisaded by brick wall & wrought iron fencing. To the side of the property a concrete driveway provides off road parking and is secured by wrought iron gates to the front. The rear garden comprises a concrete patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.