

Amesbury Circus, NG8 6DH

£200,000



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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 | | | |
| | | 67 | 83 |
| 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 - 27810663

- Our Seller says....
- Semi Detached Family Home
 - 3 Bedrooms
 - Open Plan Lounge Diner
 - Conservatory
 - Driveway
 - Newly Fitted Kitchen & Bathroom
 - Private Low Maintenance Rear Garden
 - Excellent Road & Public Transport Links Including Tram
 - Ease of Access to Nottingham City Centre

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
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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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*** THIS IS THE GREATEST SHOW! *** Amesbury Circus is a popular residential street on the outskirts of Nottingham and this particular 3 bed semi has to be one of the best - with 3 good bedrooms, a very use-able attic room, as well as recently refitted kitchen & bathroom, viewing is **HIGHLY RECOMMENDED**. In brief, the well presented accommodation comprises: entrance hall, lounge area, dining area, conservatory, upstairs landing to the 3 bedrooms and bathroom, as well as access to the attic room. Outside, there is good off street parking to the front, whilst the low maintenance rear has a brick built outbuilding which has been converted for use as a home bar. The location provides easy access to Nottingham City Centre, by car, bus or tram and a range of amenities are within walking distance. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge diner.

Lounge Area

4.55m x 3.38m (14' 11" x 11' 1") UPVC double glazed window to the front, radiator, gas fire and open to the dining area.

Dining Area

2.56m x 1.78m (8' 5" x 5' 10") Radiator, door to the kitchen and open to the conservatory.

Conservatory

4.29m x 2.6m (14' 1" x 8' 6") Brick & uPVC double glazed construction, polycarbonate roof, radiator and French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, drop down ladder to the attic room and doors to all bedrooms and bathroom.

Bedroom 1

3.08m x 2.96m (10' 1" x 9' 9") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and airing cupboard housing the hot water tank.

Bedroom 2

3.44m x 3.0m (11' 3" x 9' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.15m x 1.97m (7' 1" x 6' 6") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, feature hot tub and shower cubicle with electric shower over. Extractor fan and obscured uPVC double glazed window to the rear.

Second Floor

Attic Room

3.44m x 2.71m (11' 3" x 8' 11") 2 skylights.

Outside

To the front of the property, a concrete and gravel driveway provides ample off road parking. The low maintenance rear garden offers a good level of privacy and comprises a paved patio with covered pergola, perfect for a hot tub. Other features include a garden bar measuring 5.63m x 3.04m which is brick & uPVC double glazed construction and is enclosed by timber fencing to the perimeter with gated access to the side.