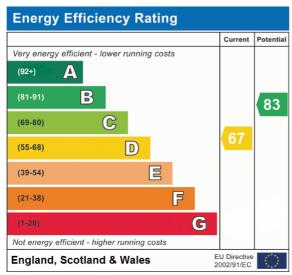
Amesbury Circus, NG8 6DH

£200,000





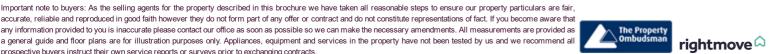




want to view? Call us on 0115 938 5577 Our lines are open 8am - 8pm 7 Days a week or email

mail@watsons-residential.co.uk

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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
- · Ease of Access to Nottingham City Centre





*** 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.





Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measureme of doors, windows, rooms and any other tiens 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 an prospective purchaser. The services, systems and appliances shown have not been tested and no guaran as to their operability or efficiency, can be given.

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.