

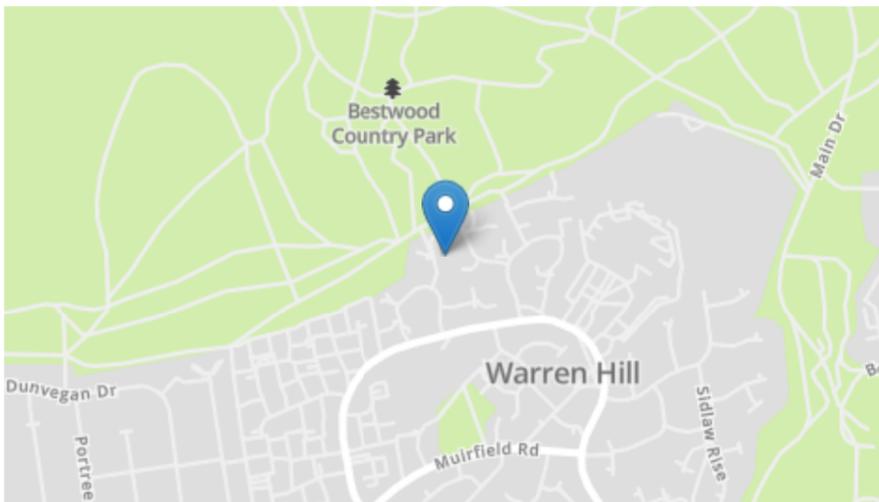
Gerrard Close, Arnold, NG5 9QL

Guide Price £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(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 - 29995654

Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- Modern Kitchen Diner
- Driveway & E Car Charging Point
- Generous Rear Garden
- Great Country Walks Nearby
- Close to Primary & Secondary Schools
- Cul De Sac Location
- 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
 8am-8pm - 7days



*** GUIDE PRICE £210,000 - £220,000 *** ** COUNTRY PARK ON YOUR DOORSTEP! ** Situated on a quiet cul de sac this well presented three bedroom home, benefits from a modern kitchen diner, spacious lounge and a great sized garden. Ideally located for local schools and bus routes as well as the beautiful country park being only a few steps away! In short accommodation comprises of a lounge with stairs to the first floor and modern kitchen diner with patio doors leading to the rear garden. To the first floor there are three bedrooms, two of which have fitted wardrobes and a family bathroom. The front of the property has a blocked paved driveway for several cars. There is also the potential to extend (STPP) to the side of house. Call our Kimberley Team to book a viewing 01159385577 Option 1.

Ground Floor

Lounge

4.32m x 4.17m (14' 2" x 13' 8") Composite double glazed entrance door to the front, uPVC double glazed window to the front, feature fire place with inset space for fire, stairs to the first floor, radiator, feature fire place and wood effect laminate flooring. Door to the dining kitchen.

Dining Kitchen

5.03m x 3.2m (16' 6" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit with mixer tap. Integrated appliances to include electric oven & gas hob with extractor over, fridge, freezer, microwave and washing machine. Wood effect laminate flooring, radiator. UPVC double glazed window to the rear and patio doors to the rear garden.

First Floor

Landing

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

Bedroom 1

4.14m x 2.59m (13' 7" x 8' 6") UPVC double glazed window to the front, wood effect laminate flooring, radiator and fitted wardrobes.



Bedroom 2

2.92m x 2.26m (9' 7" x 7' 5") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and built in wardrobe.

Bedroom 3

2.06m x 2.03m (6' 9" x 6' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the side. Radiator.

Outside

To the front of the property is a block paved driveway providing ample off road parking and e car charging point. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of mature plants & shrubs. Other features include a garden shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.