

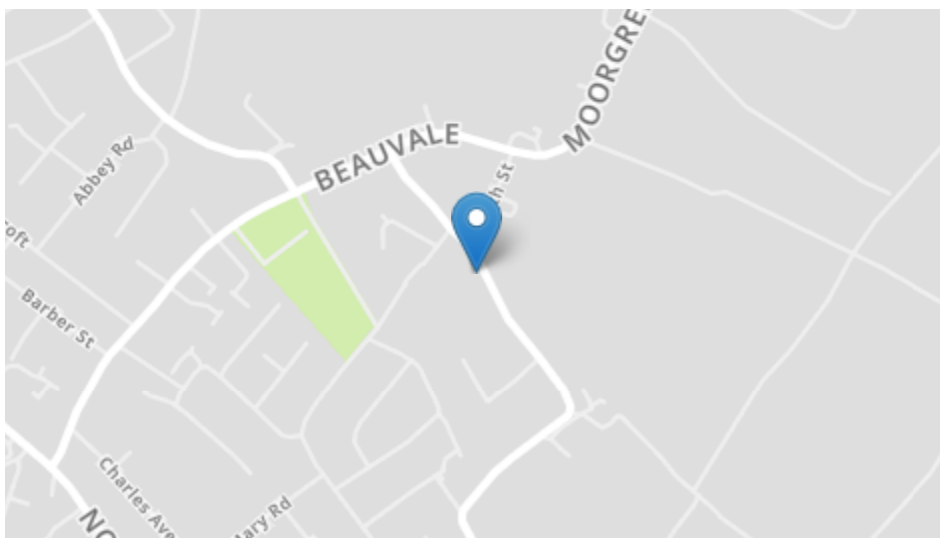
Main Street, Newthorpe, NG16 2ET

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			83
		EU Directive 2002/91/EC	



- 3 Storey Mid Terraced
- 4 Bedrooms
- 2 Reception Rooms
- Family Bathroom
- Private Low Maintenance Rear Garden
- Excellent Road & Public Transport Links
- Easy Access To Amenities
- Favoured Primary School Catchment

Our Seller says....

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 - 25950577

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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



**\*\*\* TREMENDOUS TERRACED \*\*\*** This charming home in Newthorpe is deceptively spacious, providing 2 reception rooms and 4 bedrooms. The popular location benefits from favourable school catchment and easy access to a wealth of amenities in the nearby towns of Eastwood and Kimberley. The accommodation is arranged over 3 storeys and has character features including an authentic wood burning stove, comprising in brief: lounge, inner hall to dining room and kitchen, first floor landing to bedrooms 1, 3 & 4, with stairs leading up to bedroom 2. The pleasant rear garden is low maintenance and has a brick built outbuilding to provide further useful storage space. On street parking is available to the front. Nearby road links include the A610 & M1 motorway and Pheonix Park tram Park & Ride is also just a short drive away. Ideally suiting families with a restricted budget, this home provides great space for the price point and viewing is highly recommended.

### Ground Floor

#### Lounge

3.72m x 3.68m (12' 2" x 12' 1") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator, real flame gas fire with wooden fireplace surround. Door to the inner hall.

#### Inner Hall

Stairs to the first floor and door to the dining room.

#### Dining Room

3.74m x 3.37m (12' 3" x 11' 1") UPVC double glazed window to the rear, brick built fire place with inset multi fuel burner, radiator, tiled flooring and door to the kitchen.

#### Kitchen

2.72m x 2.28m (8' 11" x 7' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven with extractor over. Plumbing for washing machine, tiled flooring, uPVC double glazed window to the side and door to the side leading to the rear garden.

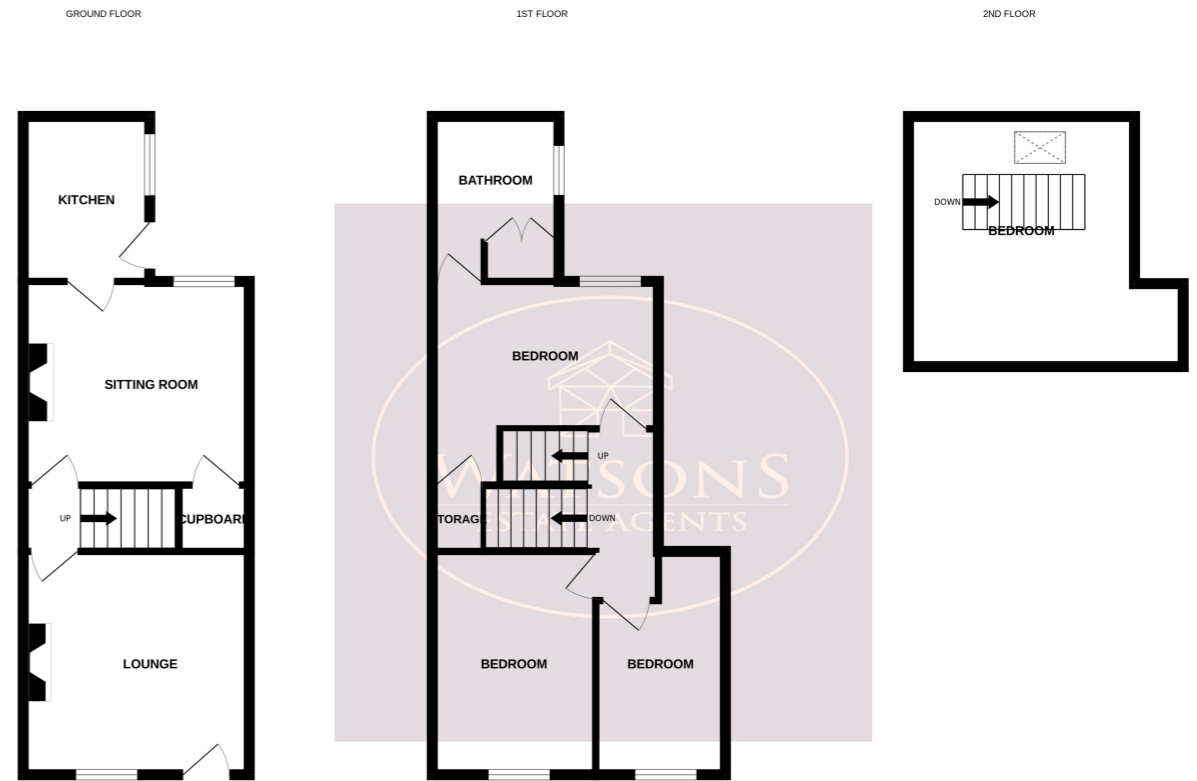
### First Floor

#### Landing

Doors to bedrooms 1, 3 & 4. Stairs to bedroom 2

#### Bedroom 1

3.73m x 2.51m (12' 3" x 8' 3") UPVC double glazed window to the rear, understairs storage/wardrobe, storage cupboard, radiator and door to the bathroom.



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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#### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and p shaped bath. Airing cupboard housing the combination boiler, radiator and obscured uPVC double glazed window to the side.

#### Bedroom 3

3.71m x 2.69m (12' 2" x 8' 10") UPVC double glazed window to the front and radiator.

#### Bedroom 4

2.77m x 2.06m (9' 1" x 6' 9") UPVC double glazed window to the front, radiator and built in wardrobe.

### Second Floor

#### Bedroom 2

3.69m (4.87m max) x 3.6m (12' 1" x 11' 10") UPVC double glazed window to the rear, feature ceiling beams, velux window and integrated eaves storage.

#### Outside

To the front of the property are gravel borders. The low maintenance rear garden comprises a concrete patio, turfed lawn, flower bed borders with a range of plants & shrubs, brick built outhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side alley.