

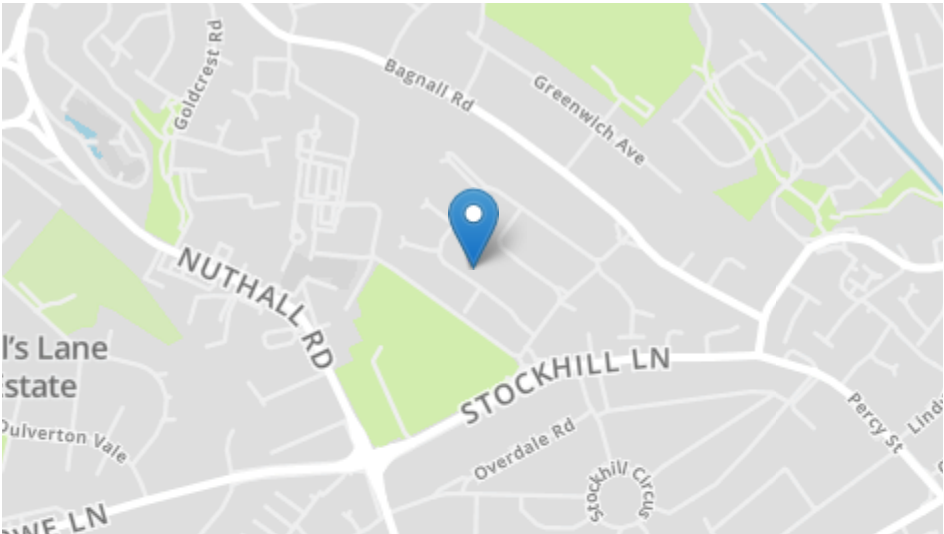
Ladbroke Crescent, NG6 0GL

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	73	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- South East Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to Nottingham City Centre
- Beautifully Presented Throughout

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 - 27965442

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





\*\*\*DON'T GAMBLE AND MISS OUT ON THIS STUNNER\*\*\* A beautifully presented and maintained three bedroom semi-detached home in a popular location, with two reception rooms including a generous lounge/diner, off road parking, and a private south-east facing rear garden. Briefly comprising; entrance hallway, lounge/diner, snug, kitchen. To the first floor, three bedrooms and shower room. Outside, driveway to the front providing off road parking, and private south-east facing garden to the rear. Nearby amenities include shops, road links, train and tram routes nearby, along with the town of Bulwell. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed construction and uPVC double glazed door to the lounge.

Lounge Diner

7.54m x 3.35m (24' 9" x 11' 0") UPVC double glazed window to the front, radiator, open to the snug, stairs to the first floor and French doors to the rear garden. Open kitchen.

Snug

3.55m x 2.41m (11' 8" x 7' 11") UPVC double glazed window to the front and radiator.

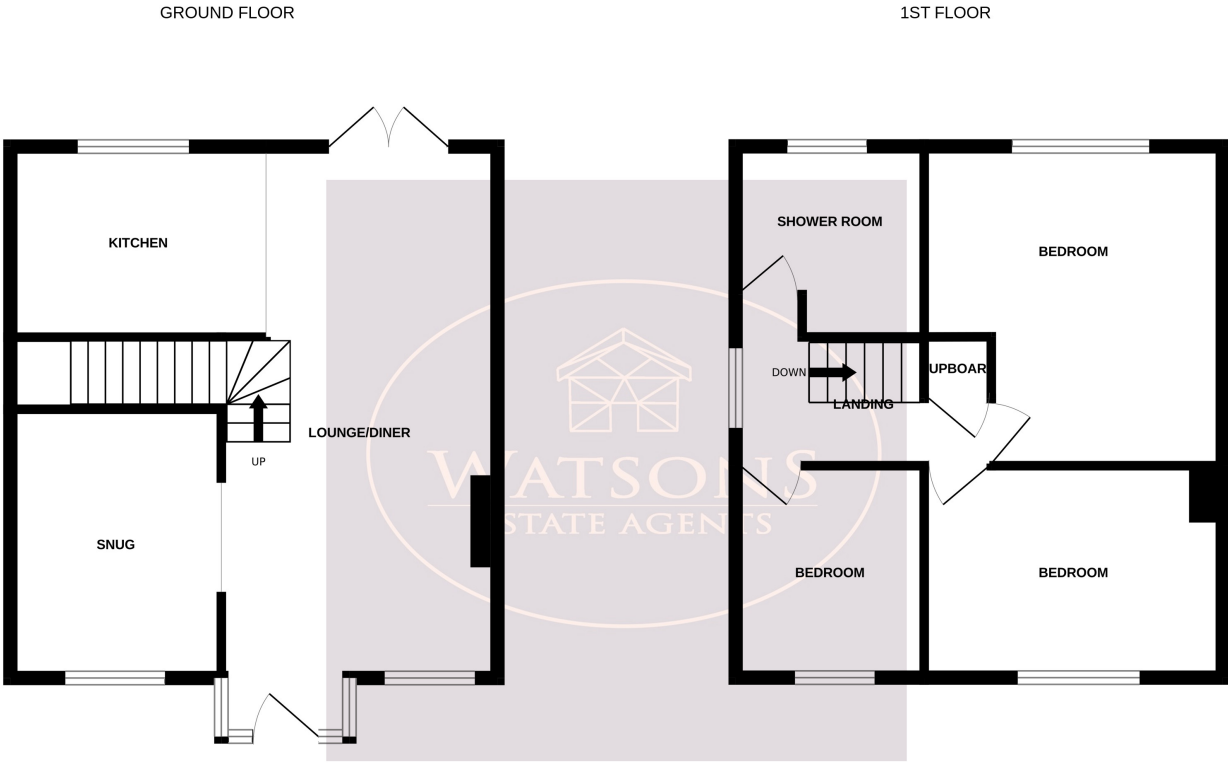
Kitchen

2.92m x 2.29m (9' 7" x 7' 6") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: waist height electric oven & hob with extractor over, fridge freezer and washing machine. Ceiling spotlights, wood effect laminate flooring, radiator and uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard, access to the attic (fully boarded), radiator and doors to all bedrooms and shower room.



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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Bedrom 1

4.27m x 3.12m (14' 0" x 10' 3") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.43m x 3.33m (11' 3" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.08m x 2.43m (10' 1" x 8' 0") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a brick paved driveway with parking for 2 cars. Flower bed borders with a range of plants & shrubs and steps down to the front door. The South East facing rear garden comprises a paved patio seating area, flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.