

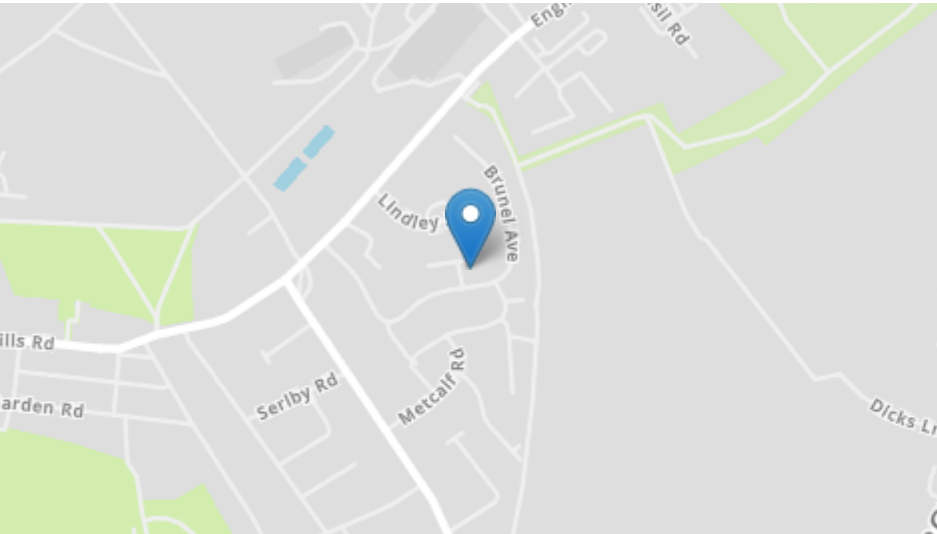
Dickens Court, Newthorpe, NG16 3RG

£160,000



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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		
	71	87
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Home
- Two Double Bedrooms
- No Upward Chain
- Spacious Lounge
- Dining Kitchen
- Three Piece Bathroom Suite
- Generous Enclosed Rear Garden
- Detached Garage
- Cul De Sac Location
- Great Access To Amenities & Public Transport

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 - 29954858

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



*** THE PERFECT PLACE TO START! *** NO CHAIN *** This 2 bedroom end terrace home is the perfect starting point for your home owning journey! The light and airy living space comprises a lounge/dining room, kitchen, 2 bedrooms and a bathroom. The property occupies a generous corner plot with a mainly lawned garden and a garage which is located away from the property en-bloc. Situated in a cul-de-sac the property is located conveniently for many local amenities and comes to the market ready to go and move into and is ideal for first time buyers, buy to let investors or those looking to downsize! Call us today to book your viewing.

Ground Floor

Porch

UPVC entrance door and door to lounge.

Lounge

5.95m x 3.63m (19' 6" x 11' 11") UPVC double glazed window to the front, radiator, stairs to first floor, wall mounted electric fire and door to kitchen.

Dining Kitchen

3.64m x 2.66m (11' 11" x 8' 9") A range of wall and base units with work surfaces incorporating a 1.5 stainless steel sink and drainer unit. Space for cooker, plumbing for dishwasher, extractor fan, uPVC double glazed window to the rear, vinyl flooring and uPVC door to rear garden.

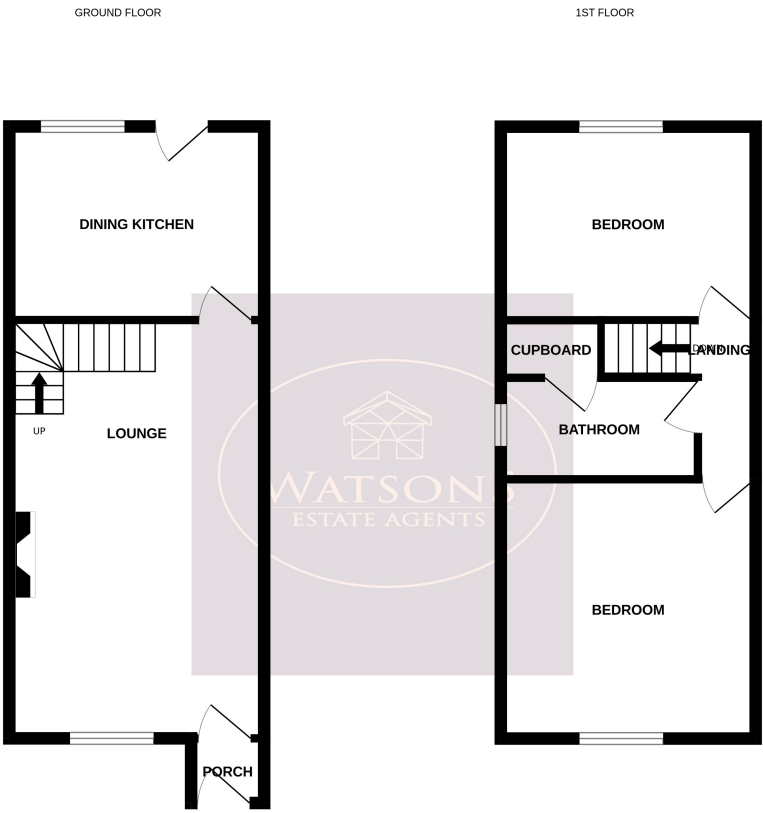
First Floor

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.63m x 3.49m (11' 11" x 11' 5") UPVC double glazed window to the front and radiator.



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 misstatement. 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. Made with Metropix ©2025

Bedroom 2

3.44m x 2.67m (11' 3" x 8' 9") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising, wc, pedestal sink, panel bath with mains fed shower over. Radiator, tiled walls, storage cupboard and vinyl flooring.

Outside

To the front of the property is a path giving access to the entrance door, as well as a gravel flower bed and a turfed lawn to the sides, leading to a timber gate to the rear garden. The rear garden features a paved patio seating area, gravelled flowerbed area and generous turfed lawn, palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the bathroom, it is two years old and was last serviced in July 2025. The garage is located across from the property, and is shared access with neighbours.