

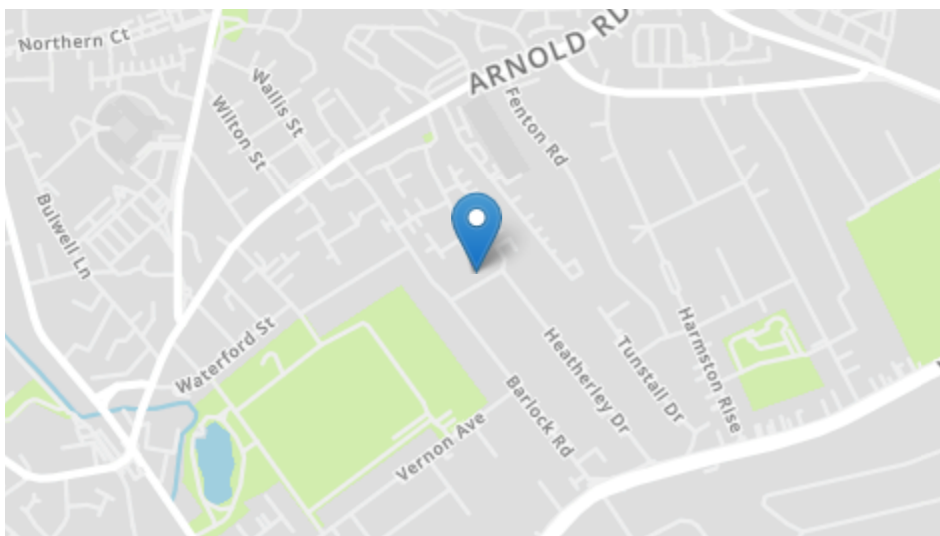
Runton Drive, NG6 0FL

Guide Price £200,000



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- Extended Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- Corner Plot
- Ease Of Access To Nottingham City Centre
- In Need Of Modernisation
- No Upward Chain

Our Seller says....

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.



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\*\*\* GUIDE PRICE £200,000 - £210,000 \*\*\* A HOME TO CALL YOUR OWN \*\*\* This semi detached family home sits on a generous corner plot and provides spacious accommodation with ample potential. The property available with no upward chain, in brief comprises to the ground floor; an entrance hall, generous lounge and dining rooms with a spacious kitchen. To the first floor a landing giving access to three bedrooms (two of which are double in size), also off the landing a two piece bathroom with separate w/c. To the outside being a corner position the property benefits with front, side and rear gardens with off road parking and a garage to the rear. Runton Drive is situated in an area popular for its proximity to a number of amenities, schools, supermarkets and transport links, with bus stops just a few minutes walk away. Nearby key roads include the A6514 (ring road) and the A60 which leads to Nottingham City Centre.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor, door to the storage cupboard, radiator and doors to the lounge, dining room and kitchen.

### Cupboard

Obscured uPVC double glazed window to the side.

### Lounge

3.79m x 3.17m (12' 5" x 10' 5") UPVC double glazed window to the front, brick built fire place with inset space for gas fire and radiator.

### Dining Room

3.64m x 3.18m (11' 11" x 10' 5") UPVC double glazed window to the rear and radiator.

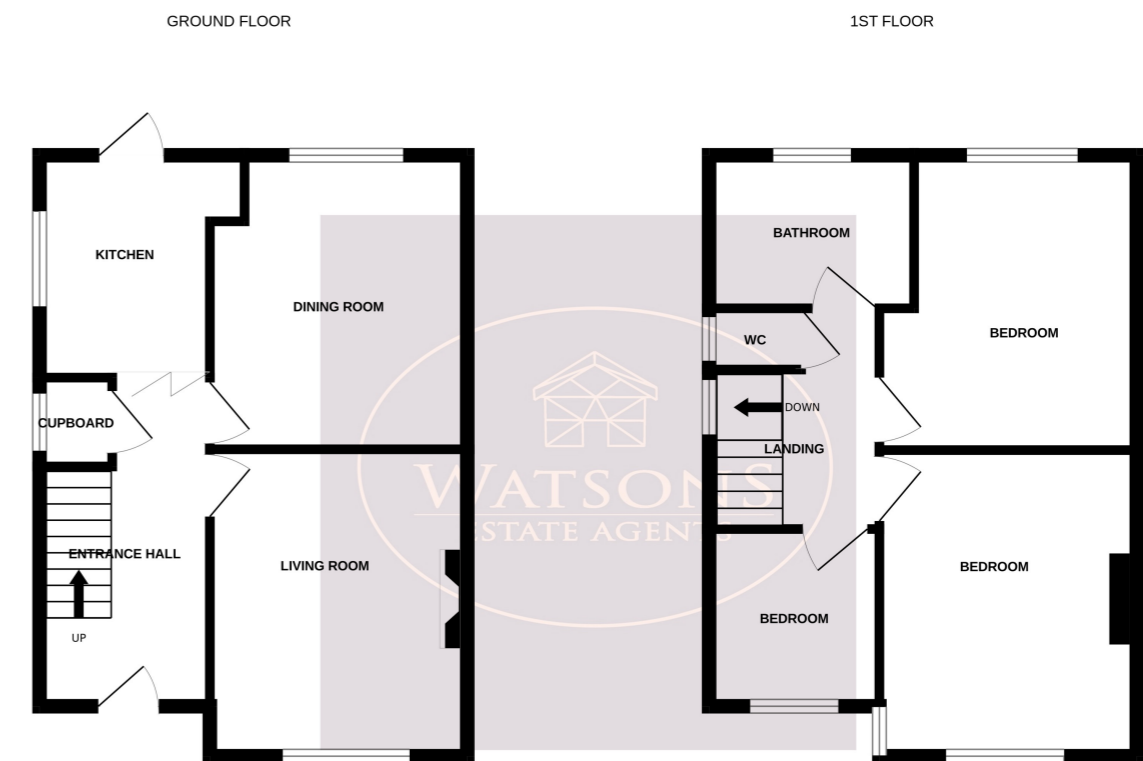
### Kitchen

3.76m x 2.1m (12' 4" x 6' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Tiled flooring, space for cooker, plumbing for washing machine, uPVC double glazed windows to the rear & side and door to the rear leading to the garden.

## First Floor

### Landing

UPVC double glazed window to the side, doors to all bedrooms, bathroom and separate WC.



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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### Bedroom 1

3.86m x 3.22m (12' 8" x 10' 7") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.63m x 3.19m (11' 11" x 10' 6") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.31m x 2.1m (7' 7" x 6' 11") UPVC double glazed window to the front and radiator.

### Bathroom

2 piece suite comprising pedestal sink unit & bath. Obscured uPVC double glazed window to the rear.

### WC

WC and obscured uPVC double glazed window to the side.

### Outside

To the front & side of the property are turfed lawns, flower bed borders with a range of plants & shrubs. To the rear of the property, a concrete driveway provides off road parking and leads to the detached garage with double wooden doors.