

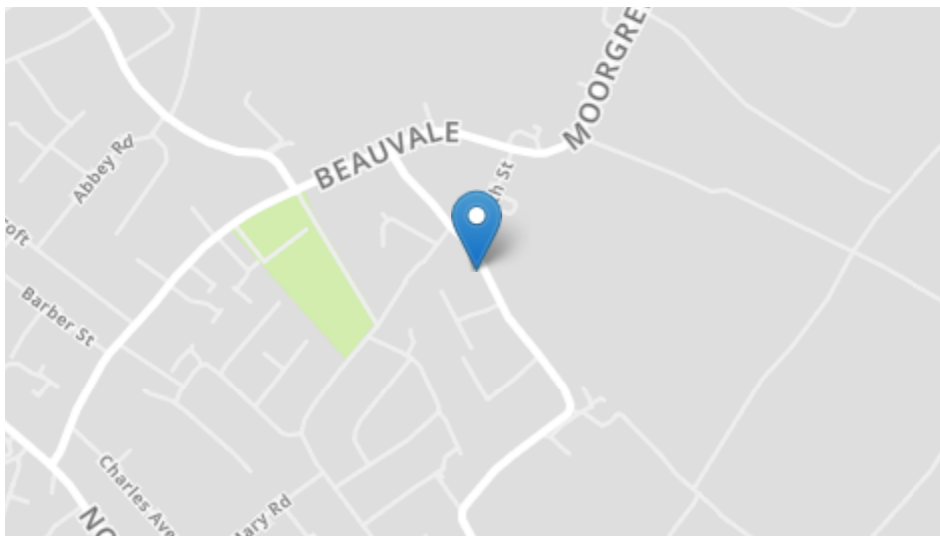
Main Street, Newthorpe, NG16 2ET

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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 - 28107704

- End Terrace Home
- 2 Bedrooms
- Dining Kitchen
- Off Road Parking
- West Facing Rear Garden
- Semi Rural Location
- In Need Of Some 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.



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

0115 938 5577  
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**\*\*\*COZY COTTAGE\*\*\*** A delightful two bedroom character cottage in the well regarded village of Newthorpe. 'Holly Cottage' comes to the market with no upward chain, with spacious accommodation, and the added benefit of a west facing rear garden and off street parking. Briefly comprising; lounge, dining kitchen, to the first floor, two bedrooms, and a generous bathroom. Outside, to the rear is a west facing garden, whilst there is a driveway to the front of the property. Contact Watsons today to arrange your viewing.

## Ground Floor

### Lounge

3.63m x 3.51m (11' 11" x 11' 6") Entrance door to the front, uPVC double glazed window to the front and radiator. Door to the dining kitchen.

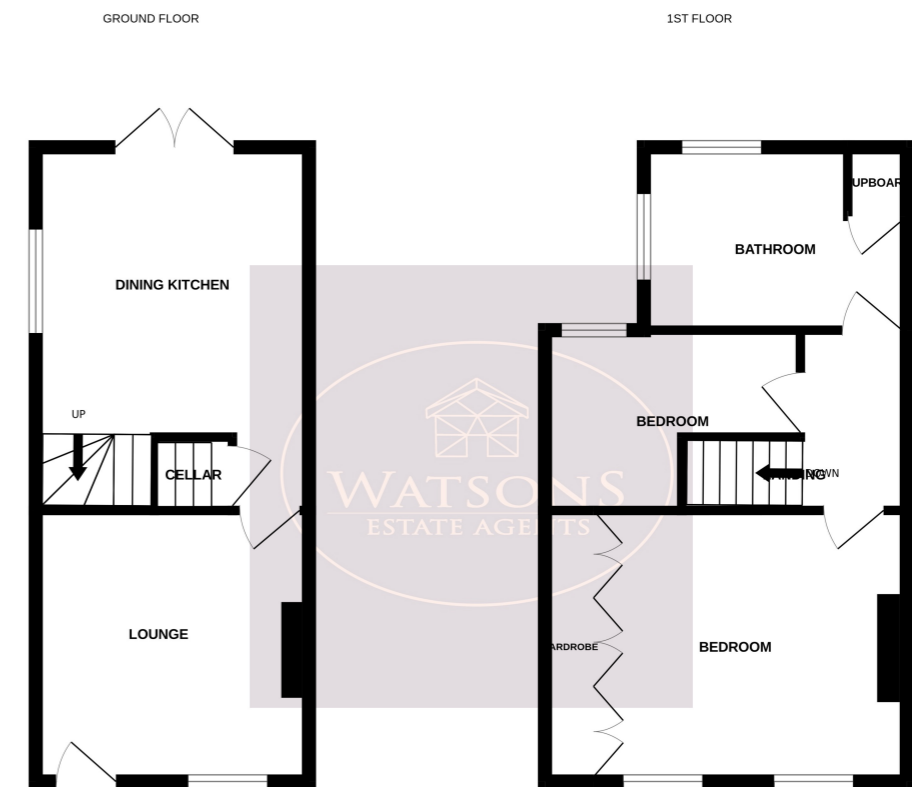
### Dining Kitchen

5.66m x 3.48m (18' 7" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven, gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, uPVC double glazed window to the rear, radiator and door to the rear garden.

## First Floor

### Landing

Doors to both bedrooms and 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 is given as to their operability or efficiency can be given.  
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### Bedroom 1

3.69m x 3.55m (12' 1" x 11' 8") UPVC double glazed window to the front, fitted wardrobe and radiator.

### Bedroom 2

3.46m x 2.48m (11' 4" x 8' 2") UPVC double glazed window to the rear and radiator.

### Shower Room

3 piece suite in white comprising WC, pedestal sink unit and corner shower cubicle. Obscured uPVC double glazed window to the side, airing cupboard housing the combination boiler and radiator.

### Outside

To the front of the property is a paved driveway with parking for 1 car. The West facing rear garden comprises a paved patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter.