

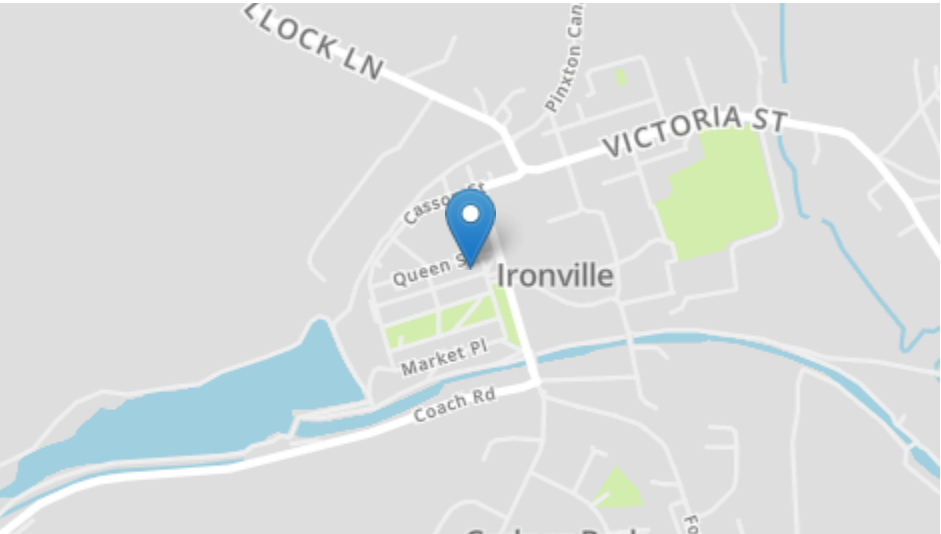
Queen Street, Ironville, NG16 5NL

Offers In Region Of £120,000



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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		
	73	85
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Terrace Home
- Three Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Downstairs Three Piece Bathroom Suite
- South East Facing Garden
- Easy Access to M1 & A38
- No Upward Chain

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 - 29485711

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



*** QUEEN SIZE SPACE FOR A BITE SIZE PRICE *** This deceptively spacious home is perfect for those looking to embark on their home owning adventure, or those looking to make an investment! Just a stone's throw away from Codnor park and stunning canal walks nearby- this is the perfect piece of rural heaven without sacrificing convenience. To the ground floor is a; spacious lounge, dining room, modern fitted kitchen, and shower room and to the first floor are 3 good size bedrooms. The outside features a front garden and shared rear garden with patio seating area, giving access to off street parking. This property offers abundance of space in a well-connected area with amenities close by and within a desired school catchment area- this home has it all. Call our Eastwood team today to book your viewing! 0115 938 5577 (Option 2)

Ground Floor

Lounge

4.36m x 3.49m (14' 4" x 11' 5") Composite entrance door, uPVC double glazed window to the front, radiator, feature fireplace with integrated electric fire and door to dining room.

Dining Room

4.37m x 2.43m (14' 4" x 8' 0") UPVC double glazed window to the rear, radiator, stairs to first floor with under stairs storage and open access to kitchen.

Kitchen

3.61m x 2.04m (11' 10" x 6' 8") A range of matching wall and base units with worksurfaces and high gloss splash backs, incorporating stainless steel sink & drainer unit. Integrated appliances including, eye level electric oven, electric hob with extractor over and plumbing for washing machine. UPVC double glazed window to the side, wood laminate flooring and open access to rear lobby.

Rear Lobby

Wood laminate flooring and door to shower room.

Shower Room

White three piece shower room incorporating wc, vanity sink with storage and mains fed cubicle shower. Chrome heated towel rail, tiled flooring and obscured uPVC double glazed window to the side.

First Floor

First Floor Landing

Access to attic and doors to bedrooms.



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

4.51m x 4.1m x 2.45m (14' 10" x 13' 5"x 8' 0") UPVC double glazed window to the rear, ceiling spotlights and fitted wardrobe.

Bedroom 2

3.56m x 2.21m (11' 8" x 7' 3") UPVC double glazed window to the front and radiator and bifold doors to landing.

Bedroom 3

2.57m x 2.13m (8' 5" x 7' 0") UPVC double glazed window to the front, and radiator.

Outside

To the front of the is a paved pathway leading towards the entrance door with gravel edges and a turfed lawn with flower bed borders and a range of plants and shrubbery, palisaded by timber fencing. The rear of the property has a paved patio seating area, that is shared with the neighbouring property, and is palisaded by timber fencing with gated access.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; The back garden is shared with the neighbouring property. The boiler is located in a wall mounted cupboard in the kitchen, and the insulation of the property has a 25 year guarantee, with 22 years remaining.