

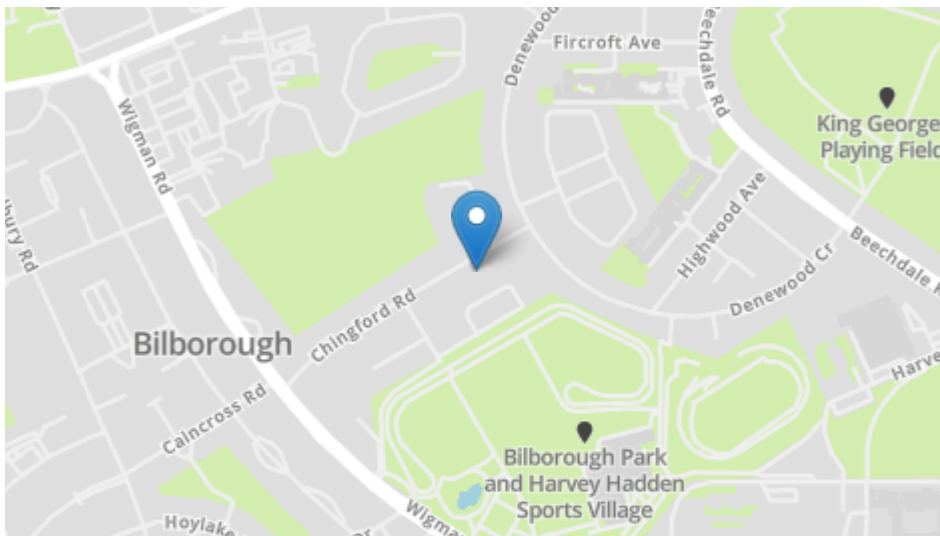
Chingford Road, Nottingham, NG8 3BY

£165,000



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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 - 27947527

- Semi Detached Home
- Excellent Road & Public Transport Links
- 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.



40 Main Street, Kimberley, NG16 2LY
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MAKE A HOUSE A HOME A great opportunity to add your own stamp to this three bedroom semi-detached property in the popular Bilborough area of Nottingham, close to transport links and the city. The property is in need of renovation but offers brilliant potential to create your own home. Briefly comprising; hallway, lounge/diner, kitchen, rear lobby, wc. To the first floor, three bedrooms and shower room. Outside, front and rear gardens, and brick built outhouse. Located in the popular area of Bilborough in Nottingham, the property is within easy reach of the city, with nearby transport links including bus and tram. Contact Watsons today to arrange your viewing.

Front Garden

Laid to lawn with a range of plants and shrubs.

Entrance Hallway

Carpet flooring, stairs leading to first floor landing, door to kitchen and door to:

Lounge/Diner

3.99m x 5.77m (13' 1" x 18' 11") Carpet flooring, uPVC double glazed window to the front, uPVC double glazed sliding doors leading to the rear, gas fire & surround and radiator. Door leading to:

Kitchen

UPVC double glazed window to the rear, ceramic sink with two base units, pantry cupboard and door to:

Rear Lobby

Door to WC and door leading to the rear garden.

Ground floor WC

Low level WC and tile flooring.

First Floor

Landing with airing cupboard, double glazed uPVC window to the front, loft access and doors leading to:

Bedroom 1

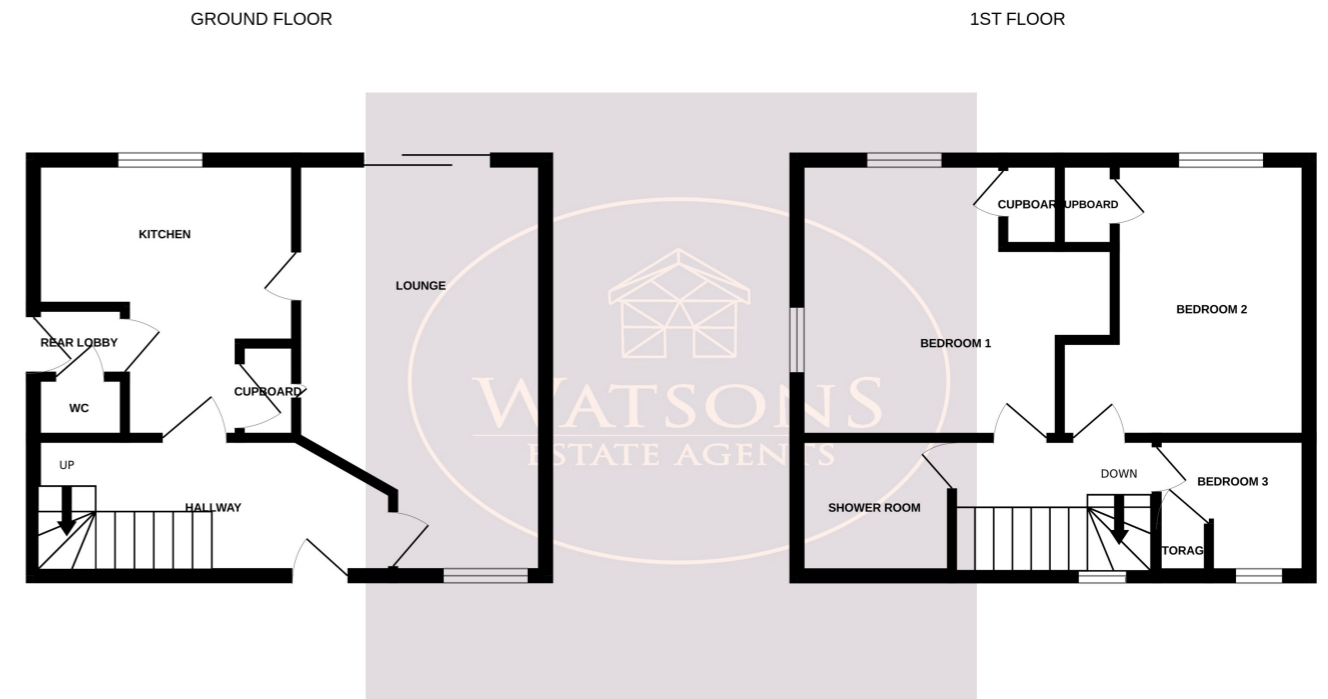
3.70m x 3.57m (12' 2" x 11' 9") UPVC double glazed windows to the rear & side, radiator and storage cupboard.

Bedroom 2

2.93m x 3.98m (9' 7" x 13' 1") UPVC double glazed window to the rear, carpet flooring radiator and storage cupboard.

Bedroom 3

2.74m x 2.66m (9' 0" x 8' 9") UPVC double glazed window to the front, radiator, storage cupboard and carpet flooring.



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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Shower Room

UPVC double glazed obscured window to the side, low level WC, pedestal wash hand basin, single shower cubicle with electric shower and radiator.

Rear Garden

Laid to lawn with a range of plants and shrubs, patio area, brick built outhouse and glass greenhouse.