

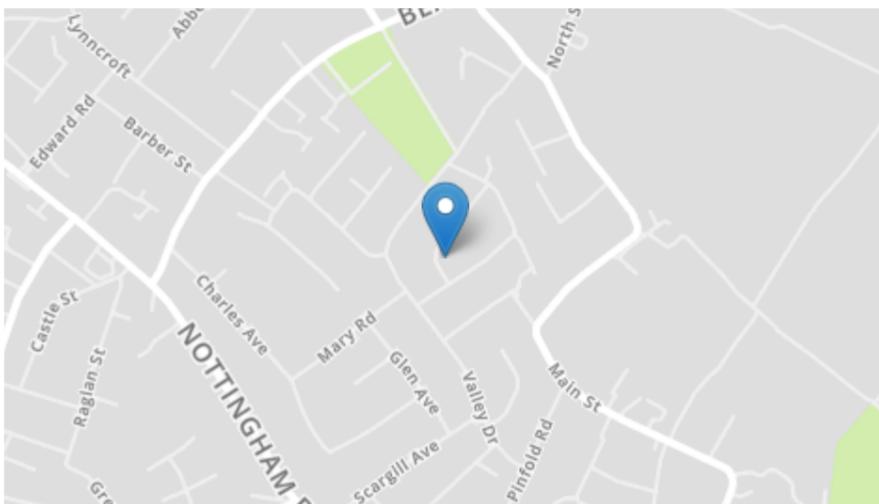
Richmond Avenue, Newthorpe, NG16 2EQ

£220,000



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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	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Three Piece Shower Room
- Ample Off Road Parking & Garage
- Low Maintenance Rear Garden
- No Upward Chain
- Desired Location
- Close To Amenities

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 - 30038015

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



*** A WONDERFUL BUNGALOW OFFERING COMFORTABLE SINGLE-STOREY LIVING! *** NO UPWARD CHAIN*** This well-presented detached bungalow offers spacious and practical accommodation, perfectly suited to those looking to downsize, retire in comfort, or simply enjoy the ease of single-level living. Situated in a desired location close to local amenities, the property also benefits from great road and transport links, including easy access to the M1 and A610. The accommodation comprises an inviting entrance hallway, a spacious lounge ideal for relaxing or entertaining, a fitted kitchen with ample storage and workspace, two double bedrooms, and a three piece shower room. Externally, the property enjoys a low maintenance rear garden, providing the perfect outdoor space without the upkeep. To the front there is ample off road parking along with a garage, offering additional storage or secure parking. Offered to the market with no upward chain, this fantastic bungalow presents a superb opportunity in a highly sought-after and convenient location. Call our team today to arrange your viewing! 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

UPVC entrance door, storage cupboard and doors to all bedrooms, shower room, lounge and kitchen.

Lounge

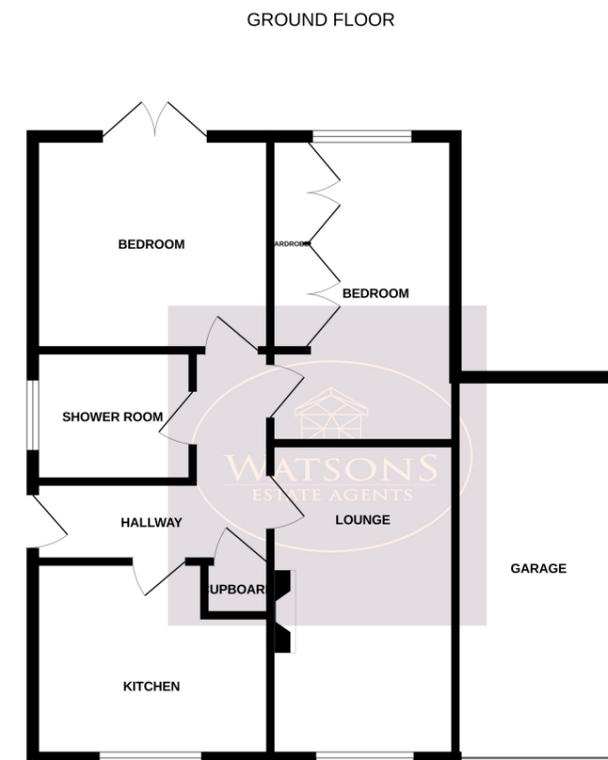
4.7m x 3.6m (15' 5" x 11' 10") UPVC double glazed window to the front, feature fireplace with inset electric fire and radiator.

Kitchen

3.3m x 2.7m (10' 10" x 8' 10") A range of wall and base units with worksurfaces incorporating inset 1.5 stainless steel sink & drainer unit, space for fridge freezer, cooker and plumbing for washing machine. Partially tiled walls, vinyl flooring, radiator and uPVC double glazed window to the front.

Shower Room

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Tiled flooring, tiled walls, obscured uPVC double glazed window to the side 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 ©2024

Bedroom 1

3.9m x 3.6m (12' 10" x 11' 10") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

2.9m x 2.8m (9' 6" x 9' 2") French doors to the rear garden and radiator.

Garage

Garage with up and over doors.

Outside

To the front of property is a paved driveway leading to the garage, with a paved pathway giving access to the entrance door, to the front is a turfed lawn with flower bed borders and a range of plants and shrubbery. The rear garden features paved patio seating area, turfed lawn with flower bed borders with a range of plants and shrubbery, glass green house and is palisaded by a mixture of brick walls and timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the loft, it is two years old and was last serviced in October 2024.