

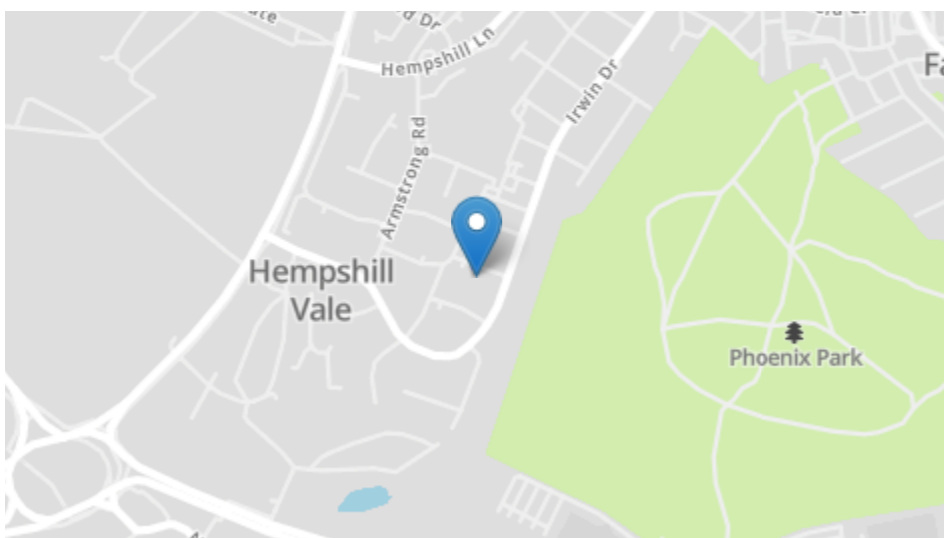
Aldrin Close, Nottingham, NG6 7AJ

Offers Over £200,000



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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			
		71	85
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Conservatory
- Driveway & Garage
- West Facing Rear Garden
- Corner Plot
- Cul De Sac Location
- No Upward Chain

Our Seller says....

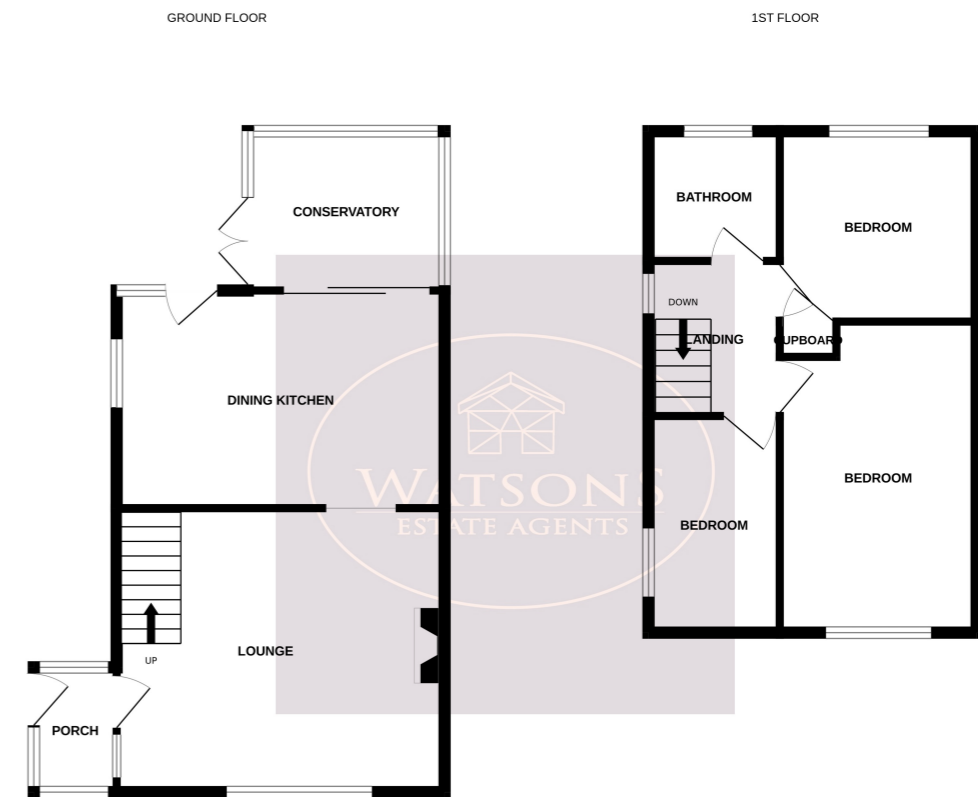
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28017539

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

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 8am-8pm - 7 days



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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*** WHAT AN OPPORTUNITY! *** This 3 bed semi in the popular Hempsill Vale area sits on a superb corner plot and has amazing potential (inside & out) for investors or savvy first time buyers. With NO UPWARD CHAIN and priced to give scope to improve, this offers an excellent opportunity to ADD VALUE. In brief, the accommodation comprises: porch, lounge, open plan dining kitchen & conservatory to the ground floor, upstairs landing to the 3 bedrooms and family bathroom. Outside, there are well maintained lawned garden to the front, side & rear, with the west-facing rear having a paved patio, small pond and access to the concrete driveway & garage via wrought iron gates. This location gives easy access to a wide range of amenities and the M1 motorway, as well as having favoured school catchment. We recommend viewing in person to see the potential for yourself - call our sales team now to arrange an appointment.

Ground Floor

Porch

Brick & uPVC double glazed construction, tiled flooring and door to the lounge.

Lounge

4.91m x 4.14m (16' 1" x 13' 7") UPVC double glazed window to the front, brick built fire place, stairs to the first floor, radiator and archway through to the dining kitchen.

Dining Kitchen

4.83m x 3.2m (15' 10" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed windows to the rear & side and sliding patio doors to the conservatory.

Conservatory

2.67m x 2.35m (8' 9" x 7' 9") UPVC double glazed construction, French doors leading to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

4.77m (4.16m min) x 2.76m (15' 8" x 9' 1") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 2

2.85m x 2.85m (9' 4" x 9' 4") UPVC double glazed window to the rear, airing cupboard housing the combination boiler, radiator and wood effect laminate flooring.

Bedroom 3

3.23m x 2.12m (10' 7" x 6' 11") UPVC double glazed window to the side, radiator and wood effect laminate flooring.

Bathroom

3 piece suite comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front and side of the property are turfed lawns, flower bed borders with a range of plants & shrubs. The West facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants & shrubs, external tap and small pond. The garden is enclosed by timber fencing to the perimeter. To the rear of the property is a concrete driveway providing off road parking and leads to the detached garage with double doors. The driveway is secured by wrought iron gates.