

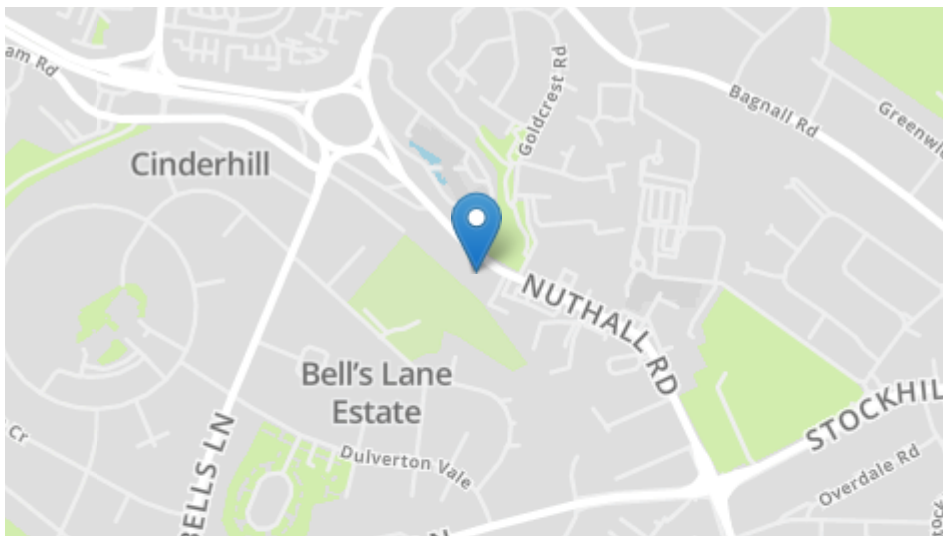
Nuthall Road, NG8 6AF

Offers Over £210,000



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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	
(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 Family Home
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Private South West Facing Garden
- Oversized Detached Double Garage & Off Street Parking Provision
- Ease of Access to Nottingham City Centre
- In Need Of Modernisation
- NO UPWARD CHAIN

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 - 27455671

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



*** PRICED TO SELL! *** This substantial family home comes to market with NO UPWARD CHAIN and offers a blank canvas for the buyer to make it another superb long term family home. A rare opportunity to add value by making it your own! Located in the popular Cinderhill area, there is easy access to key transport links including the A610, Tram Park & Ride, M1 motorway as well as a regular bus service. The accommodation requires refurbishment, but all rooms are very well proportioned and the space gives great potential to add value - comprising brief: porch, entrance hall, lounge, sitting room, kitchen, conservatory, upstairs landing to the 3 bedrooms and family bathroom. The lawned rear enjoys a high level of privacy and has a generous double garage, with an easy option of removing fencing to the rear boundary to provide further off street parking (access via Bells Lane). The elevated position makes for an impressive frontal aspect and has the further benefit of reducing traffic noise. This highly popular location lies only 2.7 miles from Nottingham City Centre whilst there are a wealth of amenities nearby in Bulwell only 1 mile away. We expect this to be popular so DON'T MISS OUT - call our sales team now to arrange a viewing before it's too late!

Ground Floor

Porch

Arched wooden entrance door.

Entrance Hall

Stairs to the first floor, built in storage cupboard. Doors to the lounge, kitchen and sitting room.

Lounge

8.0m (into the bay) x 3.74m (26' 3" x 12' 3") Single glazed wooden bay window to the front, radiator, uPVC double glazed window to the rear, real flame gas fire with fireplace surround.

Sitting Room

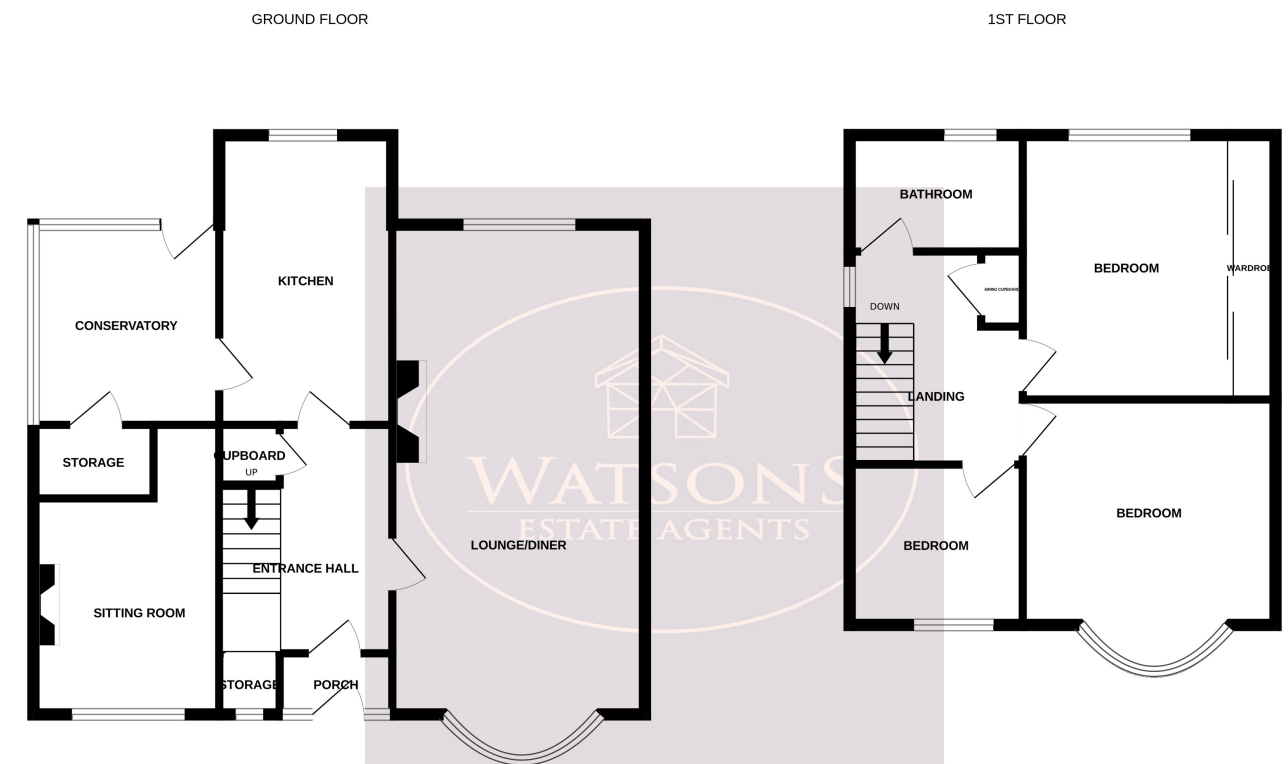
3.25m x 2.78m (10' 8" x 9' 1") Single glazed bay wooden window to the front, real flame gas fire with fire place surround.

Kitchen

5.11m x 2.58m (16' 9" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, space for cooker, radiator, tiled flooring. Single glazed wooden bay window to the rear, uPVC double glazed window to the side, tiled flooring, serving hatch to the lounge/diner. Door to the storage cupboard housing the combination boiler. Door to the conservatory.

Conservatory

3.47m x 3.04m (11' 5" x 10' 0") Polycarbonate roof, wood effect laminate floor and door to the rear garden.



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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First Floor

Landing

Built in storage cupboard, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.12m x 3.77m to the back of the wardrobes (13' 6" x 12' 4") uPVC double glazed window to the rear, radiator and fitted wall to wall floor to ceiling wardrobes.

Bedroom 2

3.88m x 3.04m (12' 9" x 10' 0") Single glazed wooden bay window to the front and radiator.

Bedroom 3

2.58m x 2.41m (8' 6" x 7' 11") Single glazed wooden window to the front, a range of fitted furniture and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and corner bath with electric shower over. Heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property are gravel beds. The South West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrub and is enclosed by timber fencing to the perimeter with gated access to the side and rear. The garage measuring 7.0m x 4.88m with electric up & over door and power and driveway are accessed from Bells Lane.