

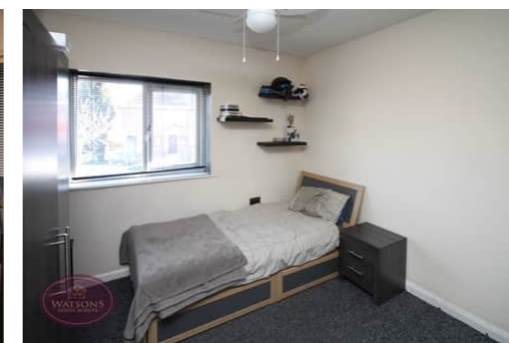
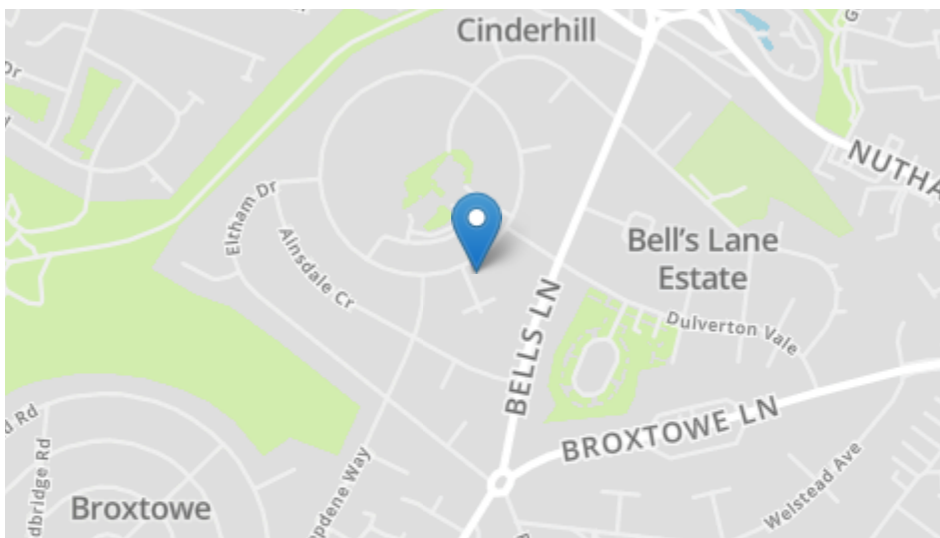
Amesbury Circus, Nottingham, NG8 6BY

Offers Over £210,000



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want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
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Ref - 26002296

- End Terrace Home
- 3 Bedrooms
- Newly Fitted Bathroom & Kitchen
- Off Road Parking
- Excellent Road & Public Transport Links
- Popular Residential Location
- Walking Distance From Amenities

Our Seller says....

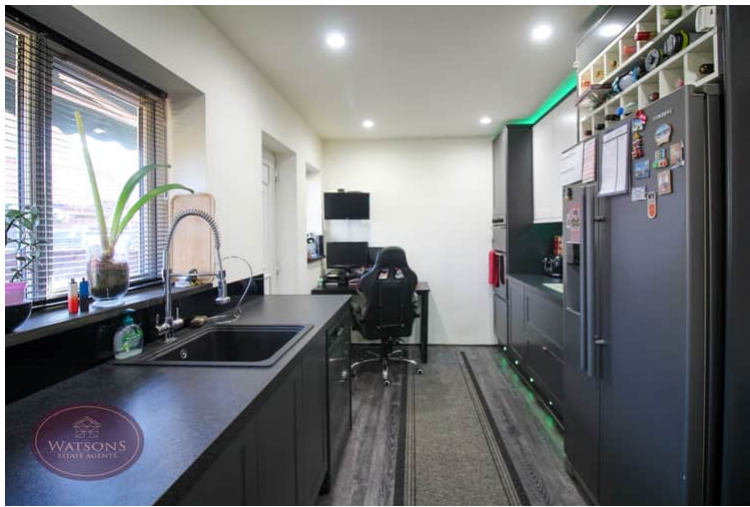
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40 Main Street, Kimberley, NG16 2LY  
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\*\*\* CALLING ALL FIRST TIME BUYERS AND INVESTORS \*\*\* You'll find this 3 bedroom end terrace house conveniently located within walking distance to Rosslyn Park Primary School & Nursery as well a range of amenities & easy access to public transport links. The accommodation comprises of entrance hall, lounge, kitchen with recently re fitted units, three bedrooms and a bathroom fitted with a white suite. Outside, the rear garden is predominantly paved making this a low maintenance outdoor space. To the front of the property, a driveway provides ample off road parking. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, radiator and door to the lounge.

### Lounge

4.57m x 3.39m (plus the bay) (15' 0" x 11' 1") UPVC double glazed bay window to the front, wood effect laminate flooring, wall mounted air conditioning unit, radiator and door to the kitchen.

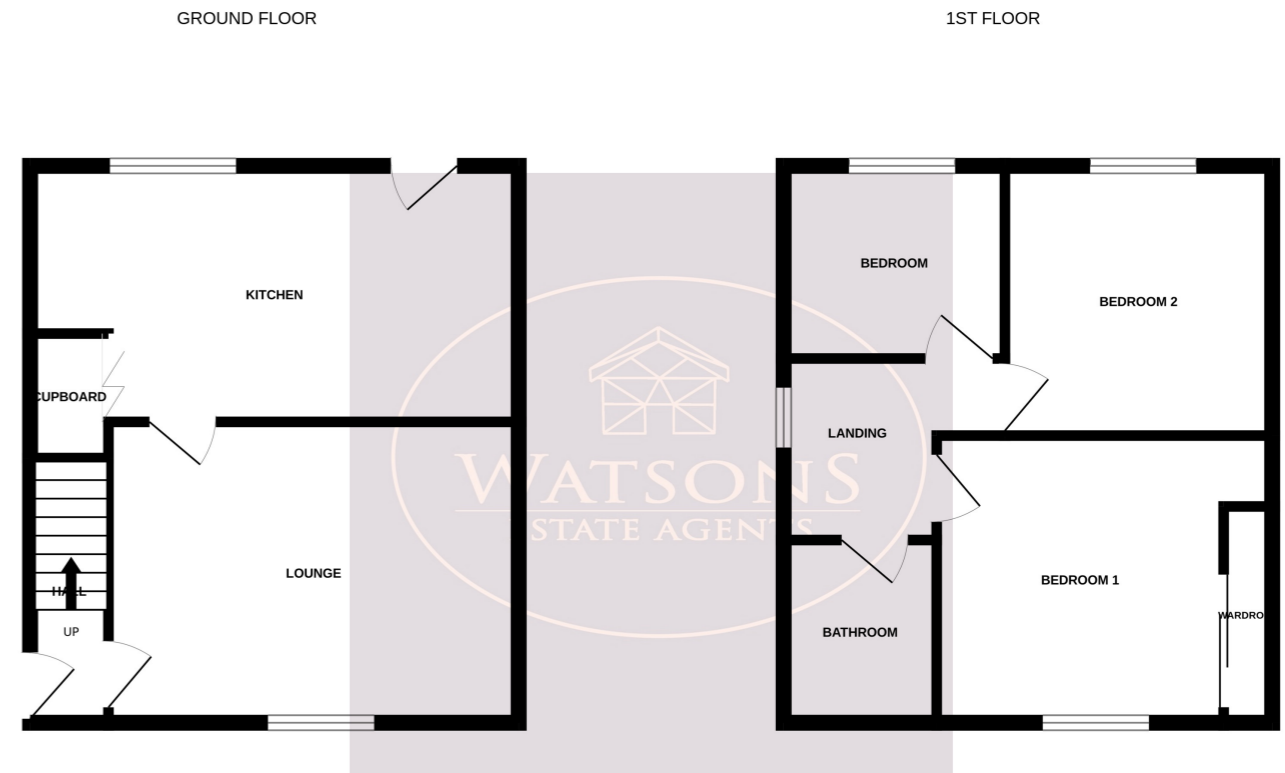
### Kitchen

5.52m x 2.62m (18' 1" x 8' 7") A range of matching wall & base units, work surfaces incorporating an inset sink unit. integrated waist height double electric oven & 5 gas hob with extractor over. Plumbing for dishwasher, under stairs storage/walk in pantry with plumbing for washing machine. Ceiling spotlights with sensor, wood effect laminate flooring, combination boiler, 3 uPVC double glazed windows to the side and door to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic (partly boarded), wall mounted air conditioning unit and doors to all bedrooms & bathroom.



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

3.24m x 3.0m (10' 8" x 9' 10") UPVC double glazed window to the front, fitted sliding door wardrobe and radiator.

### Bedroom 2

3.02m x 2.95m (9' 11" x 9' 8") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.44m x 2.08m (8' 0" x 6' 10") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with dual rainfall mains fed shower over. Chrome heated towel rail and extractor fan.

### Outside

To the front of the property is a brick paved driveway offering ample off road parking. The rear garden comprises a paved patio, timber decking, timber built gazebo, flower bed borders with a range of plants & shrubs. Other features include two timber sheds measuring 2.9m x 2.52m and 3.9m x 2.81m with power, solar panels and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.