

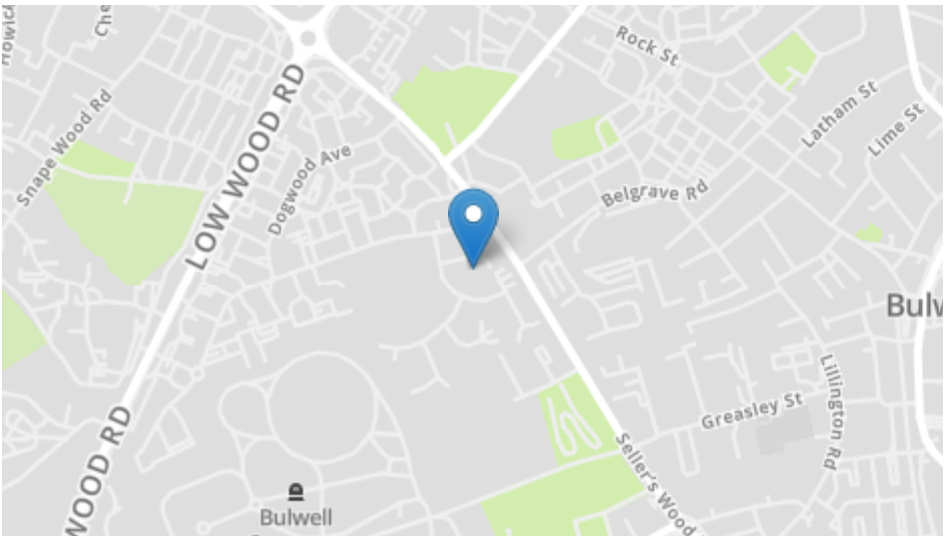
Downes Close, NG6 7DU

Guide Price £160,000



Downes Close, NG6 7DU

Guide Price £160,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 2 Double Bedroom
- Generous Lounge Diner
- Conservatory
- Off Road Parking & Carport
- South Facing Rear Garden
- Cul De Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- 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 - 29572229

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



*** GUIDE PRICE £160,000 - £170,000 *** GET 'DOWN' ON IT *** A brilliant first home or investment in the popular 'Seller's Wood' area of Bulwell. Located close to excellent transport links including bus, road, and tram, the property benefits from a generous lounge/diner, a conservatory, off road parking, private south-facing rear garden, and brought to the market with no upward chain. Briefly comprising; entrance porch, lounge/diner, kitchen, conservatory. To the first floor, two bedrooms and bathroom. Outside, driveway to the front providing off road parking, and private south-facing garden to the rear. 'Seller's Wood' is located within easy reach of Bulwell town centre, along with a range of nearby amenities including supermarkets, shops and superb transport links, making access to the city easy. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed door to the front, door to the lounge diner.

Lounge Diner

5.08m x 3.54m (16' 8" x 11' 7") UPVC double glazed window to the front with integrated blinds, radiator, electric fire with built in heater, wood effect laminate flooring, stairs to the first floor and door to the kitchen.

Kitchen

3.6m x 2.75m (11' 10" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, tiled flooring, radiator, uPVC double glazed window to the rear and door to the conservatory.

Conservatory

2.83m x 2.35m (9' 3" x 7' 9") UPVC double glazed construction, poly carbonate roof, tiled flooring and radiator. Door to the rear garden.

First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.63m x 2.67m (11' 11" x 8' 9") UPVC double glazed window to the rear with integrated blinds and radiator.

Bedroom 2

3.68m x 2.96m (12' 1" x 9' 9") UPVC double glazed window to the front with integrated blinds, fitted floor to ceiling wardrobe, storage cupboard and radiator.

Bathroom

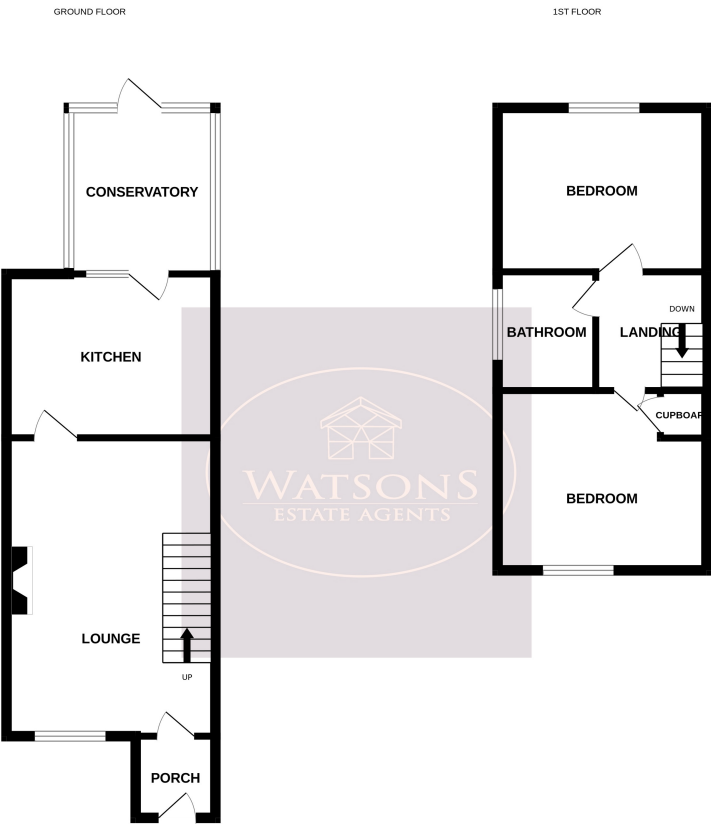
3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the side and chrome heated towel rail.

Outside

To the front of the property are gravel beds. A paved driveway provides off road parking leading to double wooden gates to the car port. The South facing rear garden comprises a paved patio and timber decking seating area, turfed lawn and metal shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 14 years old. It was last service March 2023.



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 for 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 floorplan 02025