

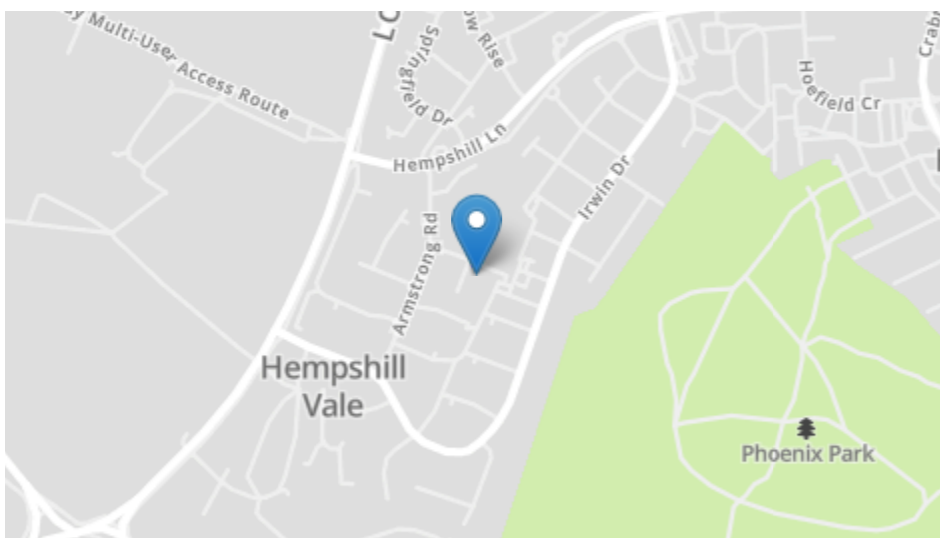
Cernan Court, Nottingham, NG6 7AX

£190,000



Cernan Court, Nottingham, NG6 7AX

£190,000



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			
		58	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Conservatory
- Driveway
- Cul De Sac Location
- West Facing Rear Garden
- Ease of Access to M1 & A610
- 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 - 28267627

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 3 bed semi in the Hempshill Vale area sits on a quiet cul-de-sac and comes with NO UPWARD CHAIN. With easy access to a wide range of amenities, favoured school catchment and excellent transport links with tram & M1 nearby, it's no surprise this location is so popular. Just awaiting the lucky new owner to put their own stamp on it, the accommodation comprises in brief: porch, lounge, open plan dining kitchen and conservatory to the ground floor, upstairs landing to the 3 good size bedrooms and family bathroom. Outside, the west-facing rear garden is ample space, without requiring too much maintenance, whilst a driveway alongside the property provides good off street parking. Whether you are a first time, buyer, second time buyer or perhaps down-sizing, this would be a great option and we would advise early viewing to avoid disappointment. Call our sales team now!

Ground Floor

Porch

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

Lounge

4.56m x 4.38m (15' 0" x 14' 4") Double glazed windows with metal frames to the front & side, stairs to the first floor, radiator and French doors to the dining kitchen.

Dining Kitchen

4.5m x 3.19m (14' 9" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cooker, plumbing for washing machine, under stairs storage, radiator, double glazed window with metal frame to the rear. UPVC sliding patio doors to the conservatory.

Conservatory

4.5m x 3.8m (14' 9" x 12' 6") Brick & uPVC double glazed windows with polycarbonate roof, door to the rear garden.

First Floor

Landing

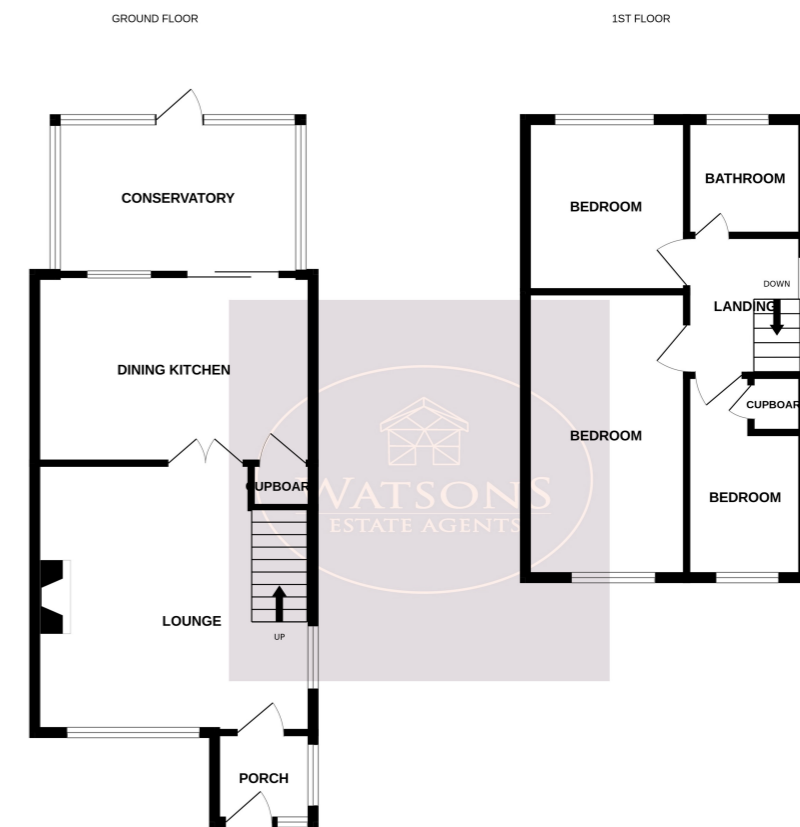
Double glazed window to the side with metal frames, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.84m x 2.85m (15' 11" x 9' 4") Double glazed window to the front with metal frame and radiator.

Bedroom 2

2.85m x 2.55m (9' 4" x 8' 4") Double glazed window with metal frames to the rear and radiator.



While 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 3

2.32m x 1.83m (7' 7" x 6' 0") Double glazed window with metal frames to the front, built in storage cupboard/airing cupboard housing the Worcester Bosch combination boiler, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail and obscured double glazed window to the rear with metal frames.

Outside

To the front of the property is a turfed lawn & flower bed borders. A block paved driveway running alongside the property provides ample off road parking. The West facing rear garden comprises a timber decking seating area, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.