

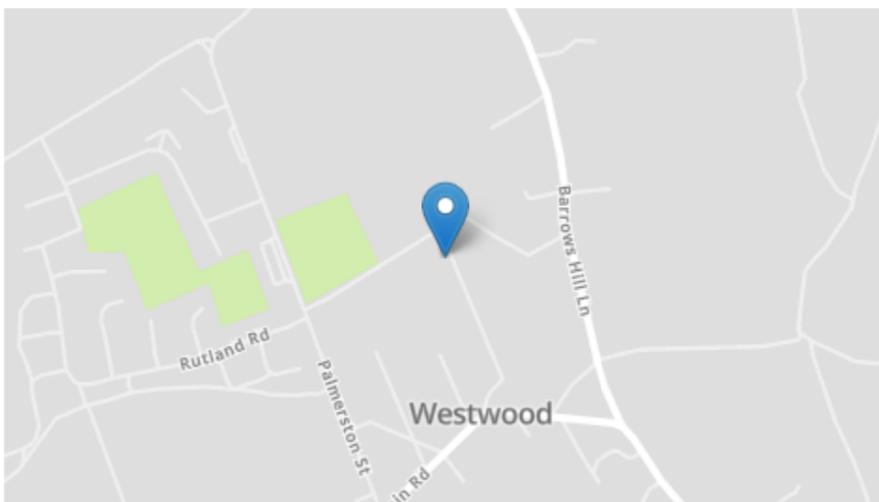
New Westwood, Westwood, NG16 5JD

£145,750



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 30082514

- Mid Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- No Upward Chain
- Countryside Views To Rear
- Enclosed Low Maintenance Rear Garden
- Great Road & Transport Links (Rainbow One)
- Ideal For First Time Buyers

Our Seller says....

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



*** A GREAT PLACE TO GET YOUR FOOT ON THE LADDER! *** This mid terrace home offers spacious and well proportioned accommodation, making it an ideal purchase for first time buyers or those looking to take their next step on the property ladder. Offered to the market with no upward chain, the property benefits from great road and transport links including the Rainbow One bus route, while enjoying pleasant countryside views to the rear. The accommodation comprises a comfortable lounge to the front, leading through an inner lobby with useful understairs storage into a separate dining room, providing versatile living and entertaining space. To the rear is a fitted kitchen with a range of units and integrated appliances, along with direct access to the garden. To the first floor there are three bedrooms, offering flexible accommodation for families, guests or those working from home, along with a three piece bathroom suite fitted with bath and shower over. Externally, the property benefits from an enclosed rear garden featuring patio and lawn areas along with a timber shed, creating a pleasant outdoor space with the added bonus of open countryside views beyond. To the front there is a low maintenance forecourt enclosed by brick walls. Offering great space, a convenient location and the added benefit of no upward chain, this home is not to be missed. Contact our team today to arrange your viewing! 0115 938 5577 (Option 2)

Ground Floor

Lounge

3.64m x 3.31m (11' 11" x 10' 10") UPVC double glazed window to the front, radiator and open access to inner lobby.

Inner Lobby

Stairs to first floor, understairs storage and open access to dining room.

Dining Room

3.61m x 3.44m (11' 10" x 11' 3") UPVC double glazed window to the rear, radiator and open access to the kitchen.

Kitchen

3.86m x 1.99m (12' 8" x 6' 6") A range of wall and base units with worksurfaces incorporating inset stainless steel sink & drainer unit. Integrated appliances including electric over and electric hob with extractor over. UPVC double glazed window to the side, tiled flooring, partially tiled walls, radiator and uPVC door to the rear garden.

First Floor

Landing

Doors to all bedrooms and 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.
Made with Metropix 10020

Bedroom 1

4.62m x 3.26m (15' 2" x 10' 8") Two uPVC double glazed windows to the front and radiator.

Bedroom 2

3.61m x 2.16m (11' 10" x 7' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.45m x 2.29m (11' 4" x 7' 6") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Extractor fan, tiled flooring and radiator.

Outside

To the front of the property is a paved pathway, enclosed by brick walls, giving access to the entrance door, to the side is a shared pathway. The rear garden features a turfed lawn, timber shed and patio seating area, with views to the countryside behind, the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided the following information; the central heating is located in the kitchen, and was last serviced in 2025. There is a shared pathway to the side of the property.