

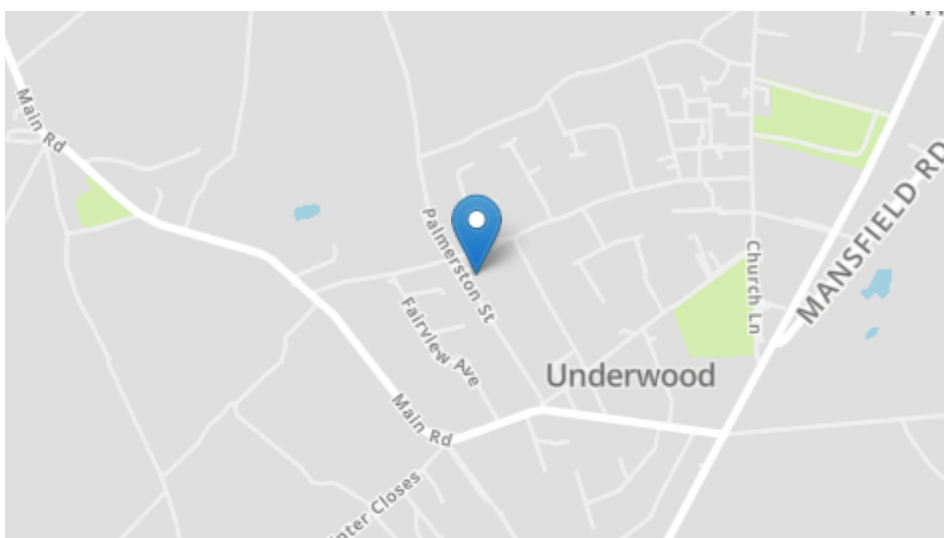
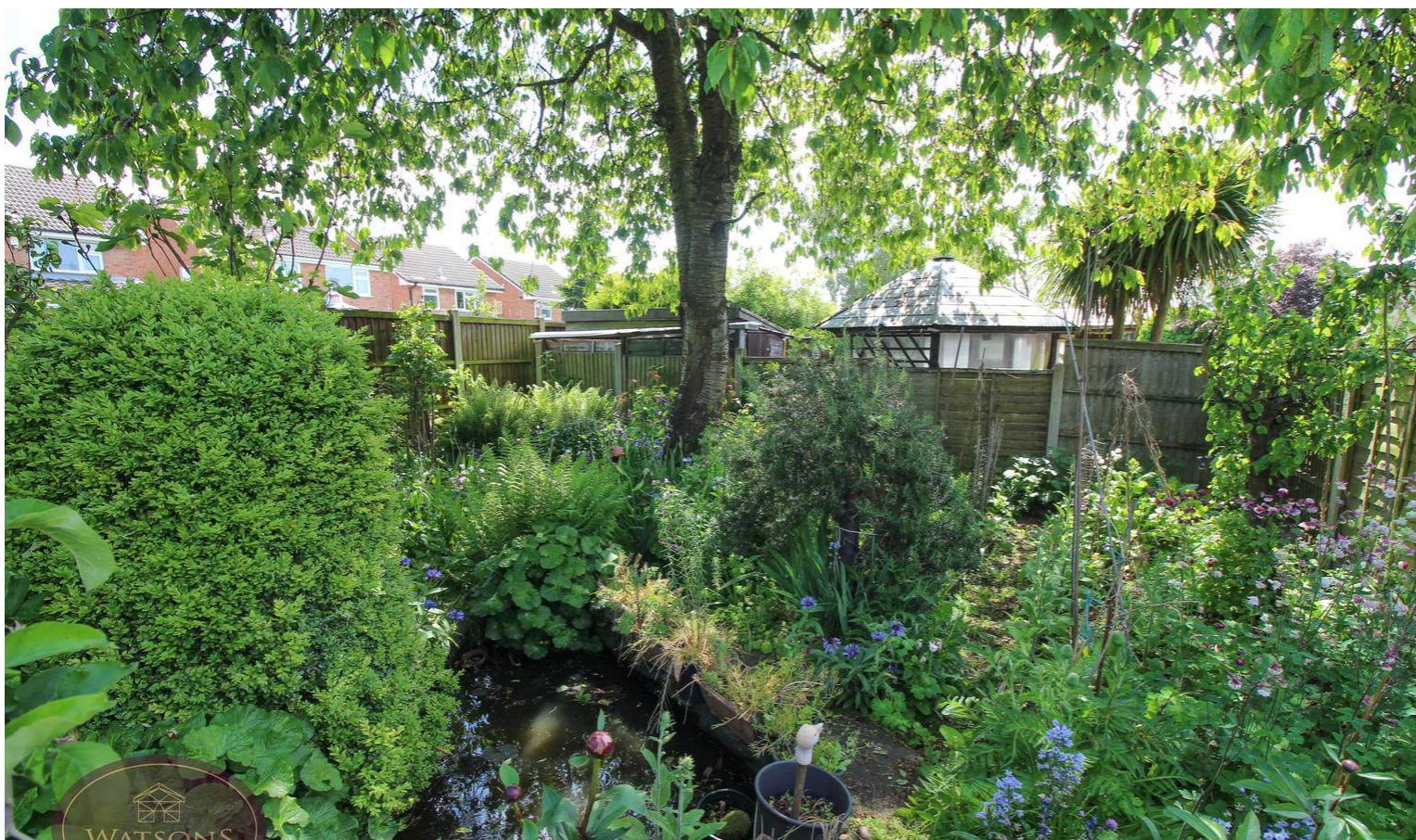
Palmerston Street, Underwood, NG16 5GL

Offers Over £250,000

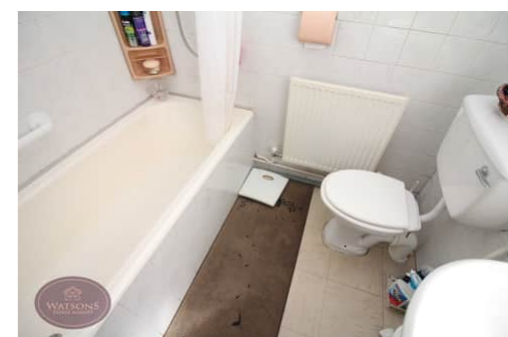


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Ground Floor Bathroom
- Driveway
- Semi Rural Location
- Ease Of Access To M1
- No Upward Chain

Our Seller says....
 "There's plenty of room in the house and garden for everyone to have their own privacy and solitude or to be together with family and friends. Palmerston Street is quiet and peaceful with no through traffic and nice neighbors. There are lovely country walks in fields, meadows and the well known Felly woodland just minutes away which are great for walking the dog or having leisurely walks."

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 - 26058902

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.

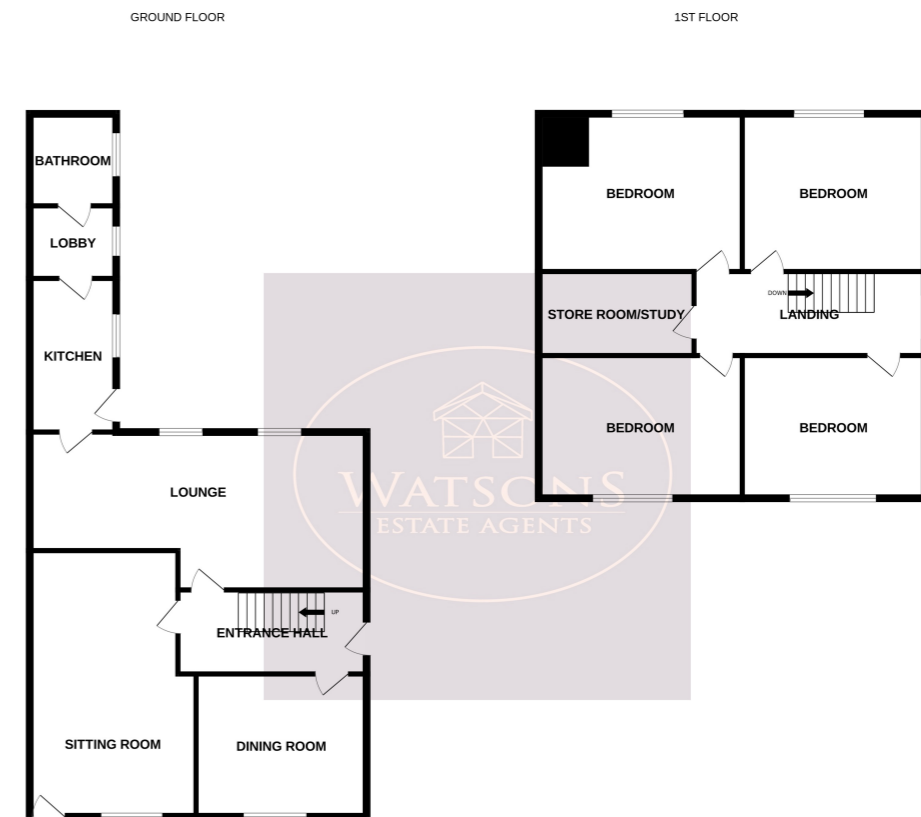


40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



INTRODUCING PALMERSTON HOUSE This much loved and enjoyed family home is now offered for sale for the first time in over 53 years. The property comes to the market with NO UPWARD CHAIN and must be viewed to fully appreciate the generous accommodation and opportunities on offer. On the ground floor you'll find an entrance hall, sitting room, dining room, full width lounge to the rear, galley kitchen, lobby and bathroom. There are four spacious double bedrooms on the first floor and a large store room which could be used as a home office or play room. The property sits on a very generous plot with excellent potential to extend the kitchen & living space at the rear on the ground floor (subject to planning permission). The rear garden is mainly tarmac with established flower bed sections. The outbuildings are of brick construction with corrugated roofs and with some remedial work, these buildings would make excellent workshops or can be considered for a separate 'granny flat or studio for family, guests, or possibly rental potential. To the front of the property a driveway provides off road parking. Palmerston Street runs off Main Road in Underwood and it has a village convenience store & pub restaurants within walking distance. There is a local primary school and two large playgrounds within a short walk. Public transport is also accessed within a 5 minute walk. Eastwood town centre with full amenities is a short drive away. Whether you are looking for a family home or to develop this property further, this property is a must see. For more information or to book a viewing appointment call our team.



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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Bathroom

3 piece suite comprising WC, pedestal sink unit and bath with shower over. Double glazed window to the side and radiator.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms.

Bedroom 1

4.24m x 3.67m (13' 11" x 12' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.67m (3.51m min) x 3.72m (15' 4" x 12' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

4.66m x 3.65m (15' 3" x 12' 0") UPVC double glazed window to the front and radiator.

Bedroom 4

4.26m x 3.67m (14' 0" x 12' 0") UPVC double glazed window to the front and radiator.

Outside

Running alongside the property, a tarmac driveway provides ample off road parking and is secured by brick wall & timber fencing to the perimeter with wrought iron gates to the front. The rear garden offers a good level of privacy and is enclosed by timber fencing to the perimeter with gated access to the side.

Sitting Room

6.07m x 3.9m (19' 11" x 12' 10") UPVC double glazed entrance door and window to the front, radiator door to the inner hall.

Inner Hall

Stairs to the first floor, doors to the dining room, sitting room and lounge and entrance door to the side.

Dining Room

3.84m x 3.66m (12' 7" x 12' 0") UPVC double glazed window to the front and radiator.

Lounge

7.8m x 3.66m (25' 7" x 12' 0") 2 uPVC double glazed windows to the rear, traditional fireplace, two radiators and door to the kitchen.

Kitchen

3.57m x 1.89m (11' 9" x 6' 2") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, double glazed window to the side and door to the rear lobby. UPVC double glazed door to the rear garden.

Rear Lobby

Door to the bathroom. Window to the side.