

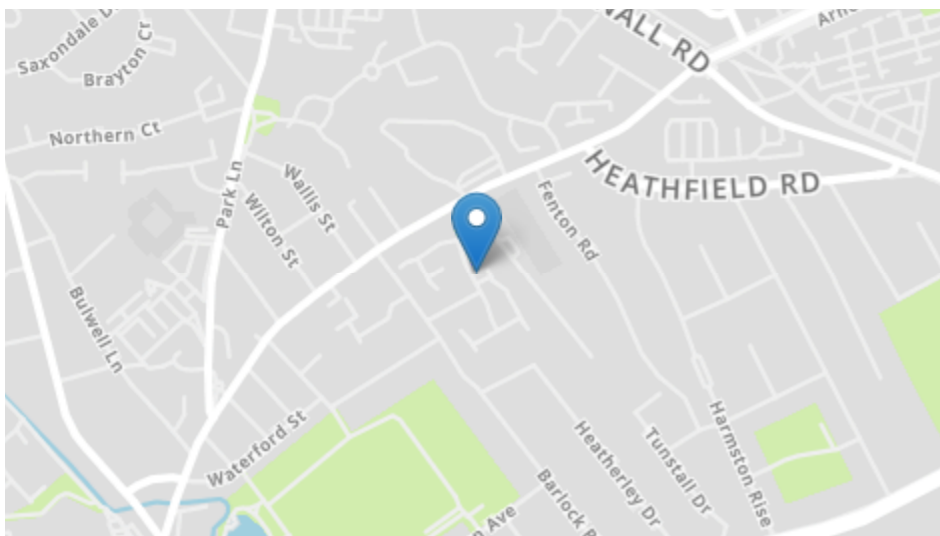
Roman Drive, Nottingham, NG6 0NX

£200,000

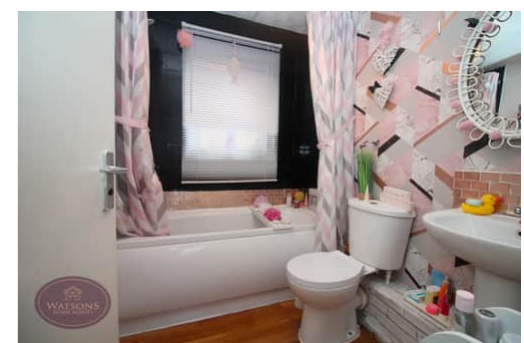
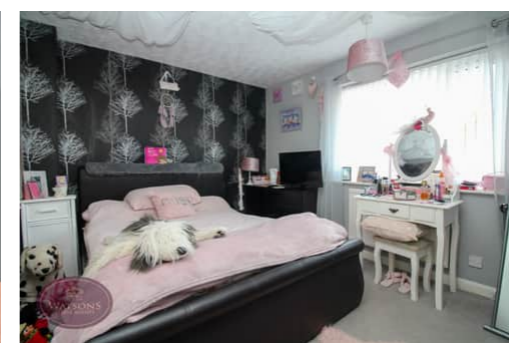


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£200,000



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | 70 |
| (55-68) | D | | |
| (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 - 25670929

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Recently Fitted Bathroom
- Driveway
- Popular Residential Location
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre

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
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*** A HOME TO CALL YOUR OWN *** This well presented detached home is nestled away but located conveniently for the local tram stops and the city hospital. There are a number of shops and amenities nearby for convenience and excellent access to the ring road. The property in brief comprises to the ground floor; entrance hall, lounge and open plan dining kitchen with access to the rear garden. To the first floor landing giving access to three bedrooms and a three piece bathroom suite. To the outside a front garden with driveway providing off road parking and to the rear an enclosed garden with patio and lawn areas. The property also benefits with double glazing and a gas central heating system.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.83m x 3.18m (15' 10" x 10' 5") UPVC double glazed window to the front, fire place with inset space for fire, wood effect laminate flooring and door to the dining kitchen.

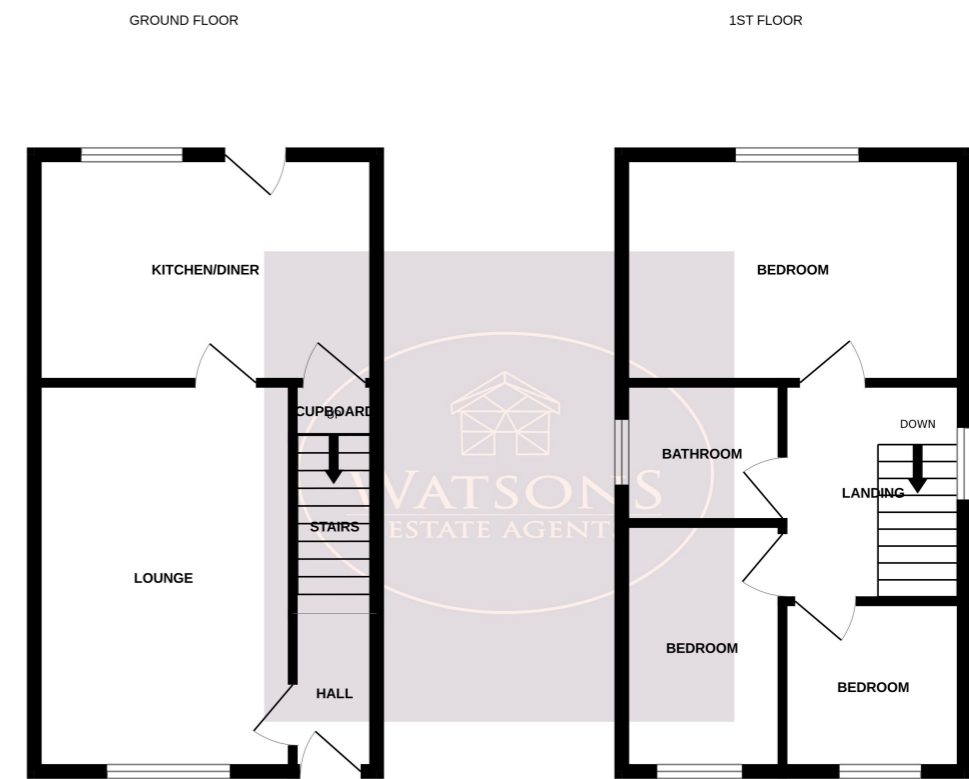
Dining Kitchen

4.16m x 2.79m (13' 8" x 9' 2") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Storage cupboard, combination boiler, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard, access to the attic and 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.
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Bedroom 1

4.15m x 2.82m (13' 7" x 9' 3") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 2

3.04m x 1.93m (10' 0" x 6' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

2.13m x 2.09m (7' 0" x 6' 10") UPVC double glazed window to the front 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, radiator and extractor fan.

Outside

To the front of the property is a tarmac driveway providing off road parking and a gravel section with shrub borders. The rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn and is enclosed by timber fencing to the perimeter with gated access to the side.