

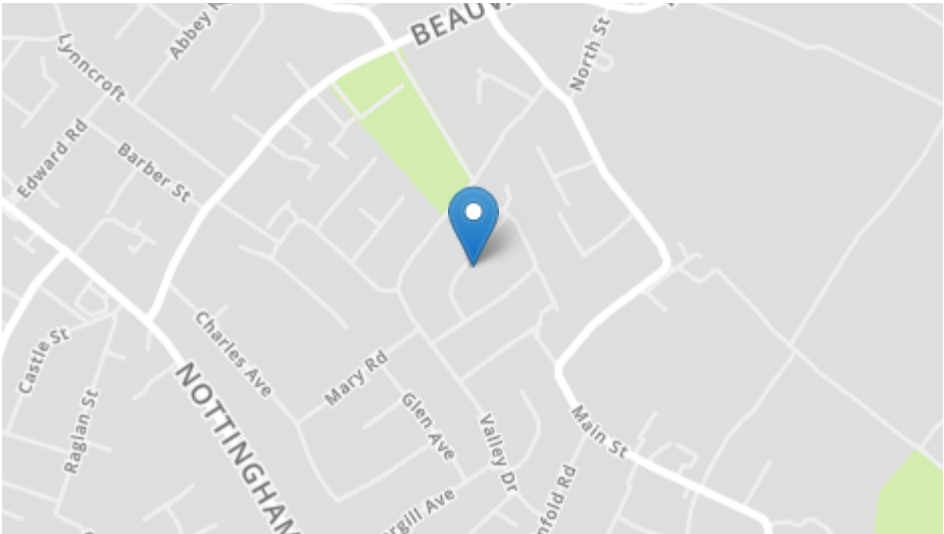
Richmond Avenue, Newthorpe, NG16 2EQ

£180,000



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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		
	68	77
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 - 29609072

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.



- Detached Bungalow
- Two Good Size Bedrooms
- Dining Kitchen
- Spacious Lounge
- Three Piece Shower Room
- South Facing Enclosed Garden
- Driveway & Detached Garage
- Close To Amenities
- Great Road & Transport Access (M1 & A610)

Our Seller says....

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

0115 938 5577
8am-8pm - 7days



*** YOUR FOREVER HOME AWAITS! *** NO CHAIN *** This charming 2 bedroom detached bungalow is located in a very popular residential area set amongst similar properties and close to many amenities! Comprising internally an entrance hallway, kitchen, shower room, living room and 2 bedrooms, outside is a private driveway leading to a garage and enclosed rear garden. The bungalow does require cosmetic updating and re-furbishment but once complete will make a fabulous forever home for one lucky owner! Call us not to book your viewing.

Ground Floor

Entrance Hall

UPVC entrance door, access to partially boarded attic, storage cupboard, and doors to dining kitchen, lounge, bedrooms and shower room.

Dining Kitchen

3.30m x 2.77m (10' 10" x 9' 1") A range of wall and base units with inset stainless steel sink & drainer unit. UPVC double glazed window to the front, radiator and wall mounted combination boiler.

Lounge

4.66m x 3.60m (15' 3" x 11' 10") UPVC double glazed window to the front, radiator and living flame gas fire.

Shower Room

White three piece suite comprising wc, pedestal sink and electric fed cubicle shower. Obscured uPVC double glazed window to the side and radiator.

Bedroom 1

3.95m x 3.60m (13' 0" x 11' 10") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 2

2.82m x 2.79m (9' 3" x 9' 2") UPVC double glazed window to the rear, radiator and door to rear garden.

Garage

Detached single garage fitted with power and up and over doors.

Outside

To the front of the property is a tarmacadam driveway leaving to a wrought iron gate, giving access to the entrance door, detached garage and rear garden, there is also a generous turfed lawn area to the front. The rear gardens features a large paved patio area with a half timber fence and a second paved patio area with a range of flower beds housing a range of plants and shrubbery, a gravel area to the side and access to the detached garage; the garden is palisaded by a mixture of brick walls and timber fencing.

*** Agent Note ***

AGENT NOTE: The seller has provided us with the following information: the gas combination boiler is located in the kitchen, it is between 5-10 years old and was last serviced two years ago.



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 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.
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