

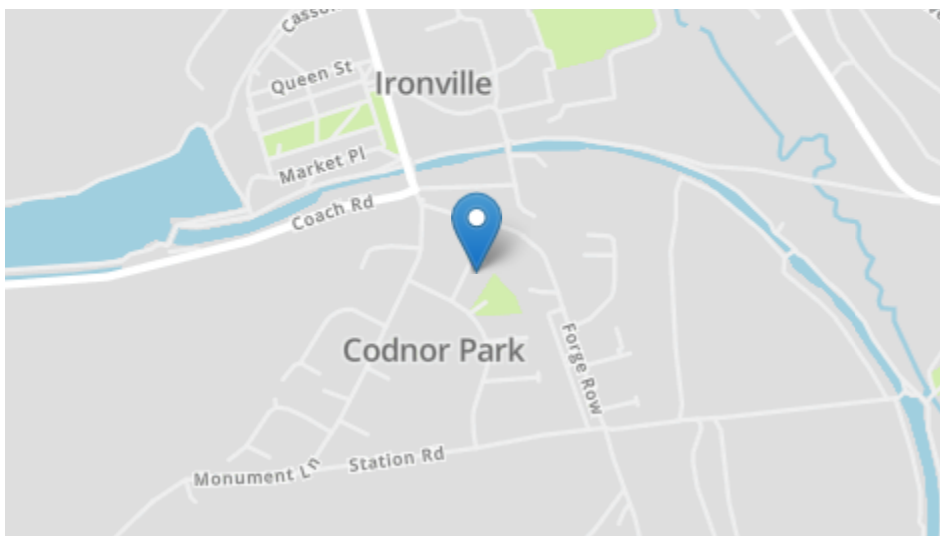
Pipers Court, Codnor Park, Ironville, Nottingham, NG16 5RZ

£160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(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 House
- 3 Bedrooms
- Lounge
- Fitted Dining Kitchen
- Driveway
- Low Maintenance Rear Garden
- Good Road & Transport Links
- Close to Amenities
- 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 - 28328610

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



*** CALLING ALL FIRST TIME BUYERS/BUY TO LET INVESTORS!! *** This is an amazing opportunity to buy a really competitively priced 3 bedroom semi detached home with NO CHAIN. The property boasts a living room, dining kitchen, three bedrooms and a bathroom. Outside is a private driveway and a garden to the rear and is located in a quiet cul-de-sac within a popular village setting and must be viewed to be fully appreciated! Call us today to book your viewing!

Ground Floor

Entrance Hall

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

Lounge

4.5m x 3.21m (14' 9" x 10' 6") UPVC double glazed window to the front, laminate wood flooring, door to the inner hall.

Inner Hall

Doors to the lounge, dining kitchen and wc.

Dining Kitchen

4.17m x 3.23m (13' 8" x 10' 7") A range of matching wall & base units with work surfaces incorporating an inset stainless steel sink and drainer unit. Integrated appliances including electric oven and gas hob. Plumbing for washing machine, radiator and wall mounted combination boiler, installed in 2021.

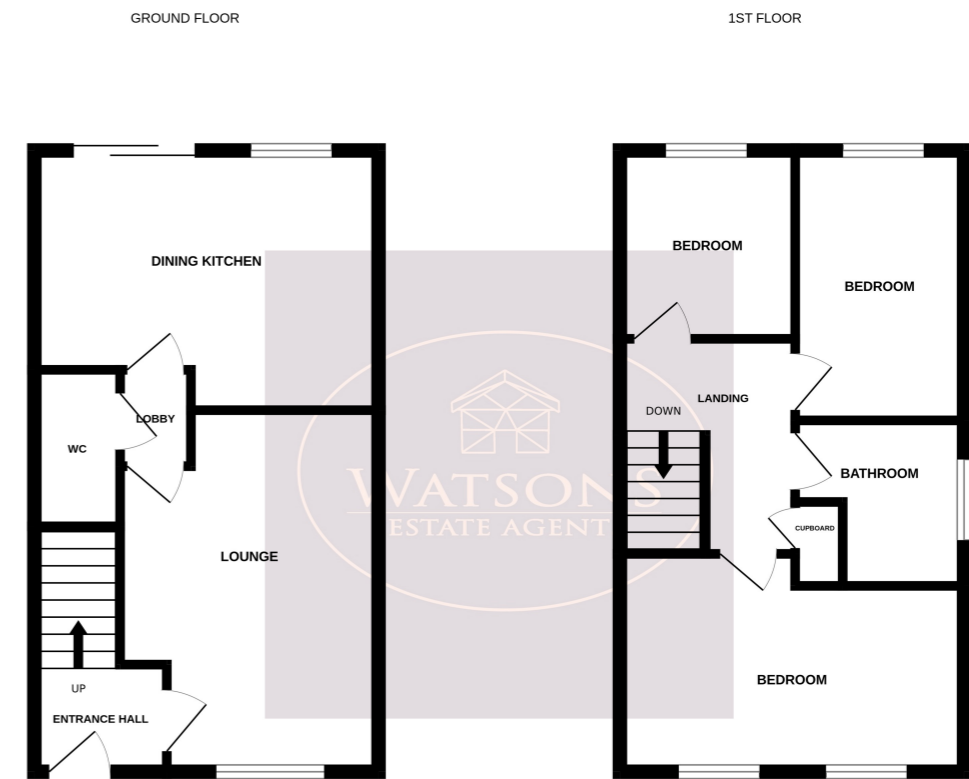
WC

wc, wall mounted sink unit and radiator.

First Floor

Landing

Access to the attic, radiator, doors to all bedrooms and the 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 12/2024

Bedroom 1

4.19m x 2.76m (13' 9" x 9' 1") 2 uPVC double glazed windows to the front and radiator.

Bedroom 2

3.27m x 2.32m (10' 9" x 7' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.23m x 2.08m (7' 4" x 6' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite comprising wc, pedestal sink and panelled bath with electric shower over. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a gravel driveway with parking for multiple vehicles and turfed lawn with path leading to the entrance door. The rear garden is enclosed by timber fencing with gated access to the side and comprises paved patio area and turfed lawn.