

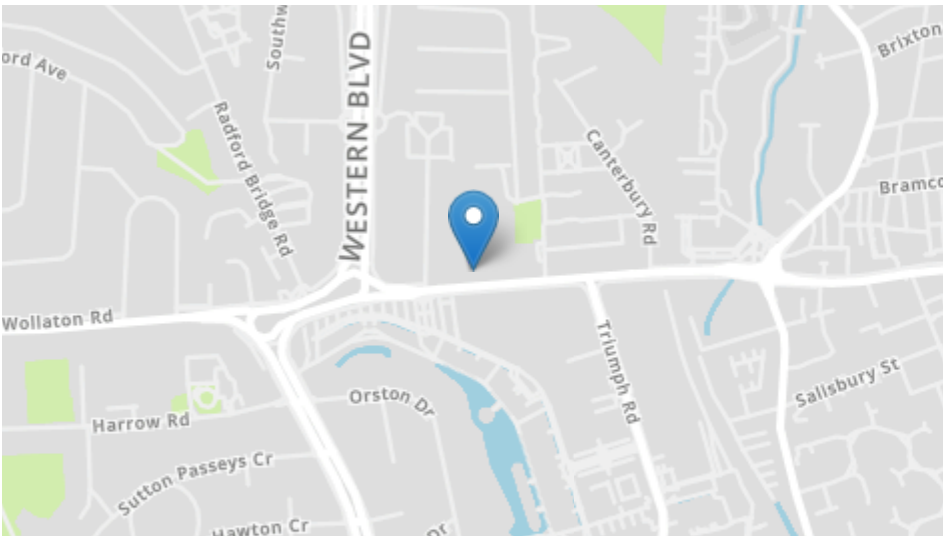
50 Wollaton Road, Nottingham, NG8 1FE

Offers Over £220,000



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        |                         |           |
|                                             | 69                      | 76        |
|                                             | EU Directive 2002/91/EC |           |



- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- Downstairs WC & Utility Room
- Private Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- Favoured School Catchment
- 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 - 29507355

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





\*\*\* DON'T PULL THE 'WOLL' OVER YOUR EYES, YOUR NEW HOME AWAITS \*\*\* A great opportunity to add your own stamp to this traditional three bedroom semi-detached property, ideally located in close proximity to Nottingham city centre. Features include a generous lounge, utility room, and a good sized and private rear garden, brought to the market with no upward chain. Briefly comprising; entrance hallway, bathroom, separate WC, kitchen, utility room, lounge. To the first floor, three bedrooms. Outside, front and rear gardens(potential to create off road parking to the front, subject to planning.) Located within easy reach of the city centre, there are excellent transport links including road, bus and tram links. Shops and schools are close by. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed door to the front, stairs to the first floor, uPVC double glazed window to the side, radiator and doors to the lounge, WC and bathroom.

Lounge

4.38m x 3.5m (14' 4" x 11' 6") UPVC double glazed window to the front and radiator. Wood effect laminate flooring. Door to the kitchen.

Kitchen

3.49m x 2.21m (11' 5" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & induction hob with extractor over. Wood effect laminate flooring, radiator and open to the utility room.

Utility Room

3.27m x 1.67m (10' 9" x 5' 6") Wall mounted boiler, wood effect laminate flooring, uPVC double glazed window to the side and door leading to the rear garden.

WC

WC, wood effect laminate flooring and obscured uPVC double glazed window to the side.

Bathroom

2 piece suite in white comprising pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the side, wood effect laminate flooring, chrome heated towel rail.

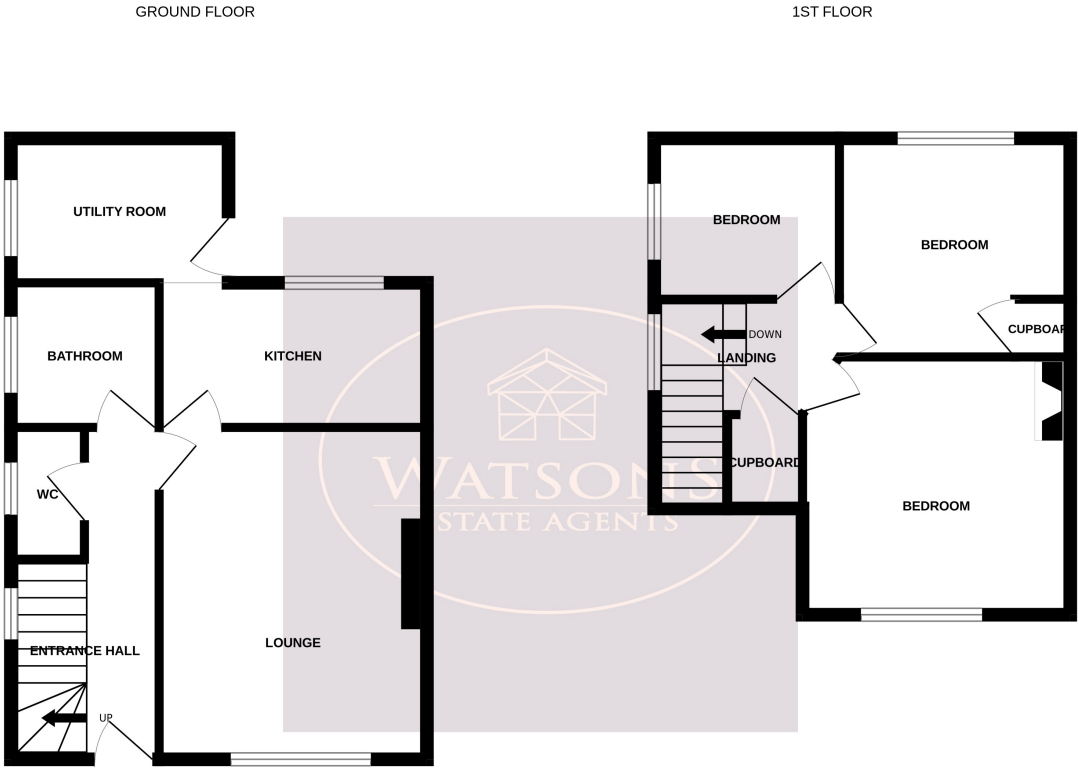
First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic and doors to all bedrooms.

Bedroom 1

3.51m x 3.4m (11' 6" x 11' 2") UPVC double glazed window to the front and radiator.



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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