

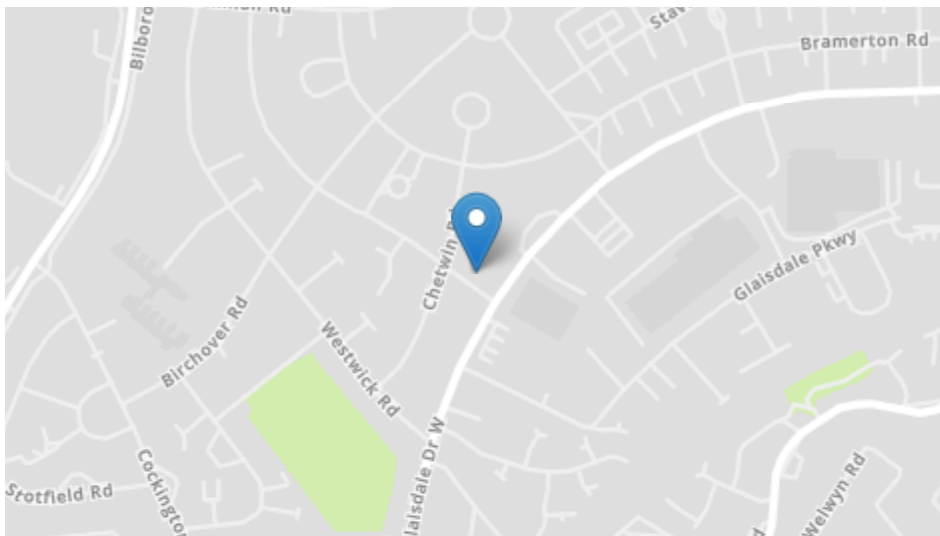
10 Tremayne Road, Nottingham, NG8 4HL

Offers Over £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		66
(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	



- Semi Detached House
- 3 Bedrooms
- Generous Dining Kitchen
- Conservatory
- Driveway & Garage
- Corner Plot
- Investor Opportunity
- 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 - 27122408

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



*** DO THE WORK, ADD THE VALUE! *** This is an excellent opportunity for first time buyers to get a firm foot on the ladder or for an investor to add value. Located in the ever popular area of Bilborough on the outskirts of Nottingham City, there are great local amenities with shops, schools & leisure centre as well as good transport links. Requiring some modernisation, the accommodation comprises in brief: entrance hallway, lounge, dining kitchen, conservatory and side lobby, upstairs landing to the 3 bedrooms & family bathroom. Outside, the corner plot has lawned gardens to 3 sides and has good off street parking provision with driveway and garage. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, under stairs storage, radiator and door to the lounge.

Lounge

4.23m x 3.23m (13' 11" x 10' 7") UPVC double glazed window to the front, radiator and archway to the dining kitchen.

Dining Kitchen

6.34m x 3.21m (20' 10" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset one & half bowl sink & drainer unit. Plumbing for washing machine, space for cooker, radiator, uPVC double glazed window to the rear. Sliding patio doors leading to the conservatory, door to the side lobby.

Side Lobby

Doors to the front and rear.

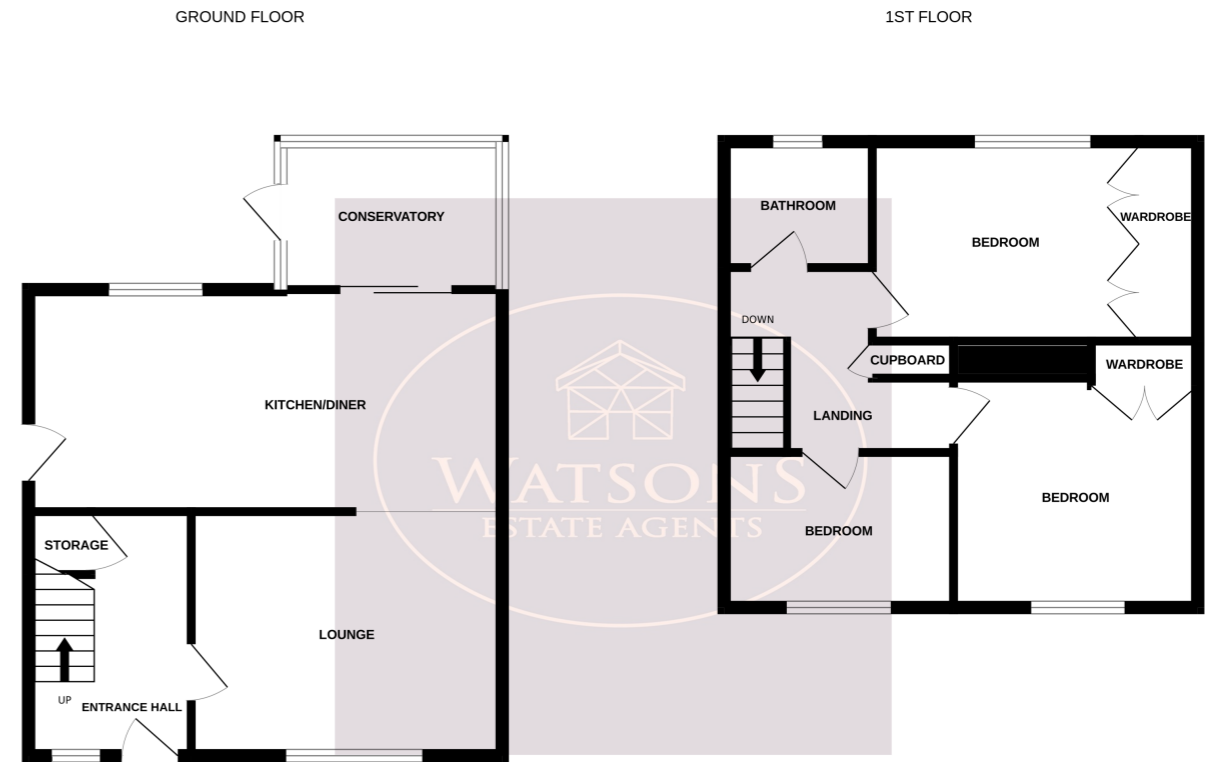
Conservatory

3.04m x 1.9m (10' 0" x 6' 3") UPVC double glazed construction, poly carbonate roof and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler, access to the attic (partly boarded with drop down ladder). 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

4.43m x 2.68m (14' 6" x 8' 10") UPVC double glazed window to the rear, a range of fitted furniture, built in wardrobe and radiator.

Bedroom 2

3.34m x 3.14m (10' 11" x 10' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

3.0m x 2.08m (1.36m min) (9' 10" 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. Radiator and obscured uPVC double glazed window to the front.

Outside

To the front and side of the property are turfed lawns and flower bed borders with a range of plants & shrubs. A concrete driveway provides ample off road parking and leads to the detached garage with double wooden doors. The low maintenance rear garden comprises a paved patio, 2 turfed lawns, flower bed borders with a range of plants & shrubs, external tap and brick built outhouse with a WC. The garden is enclosed by timber fencing to the perimeter.