

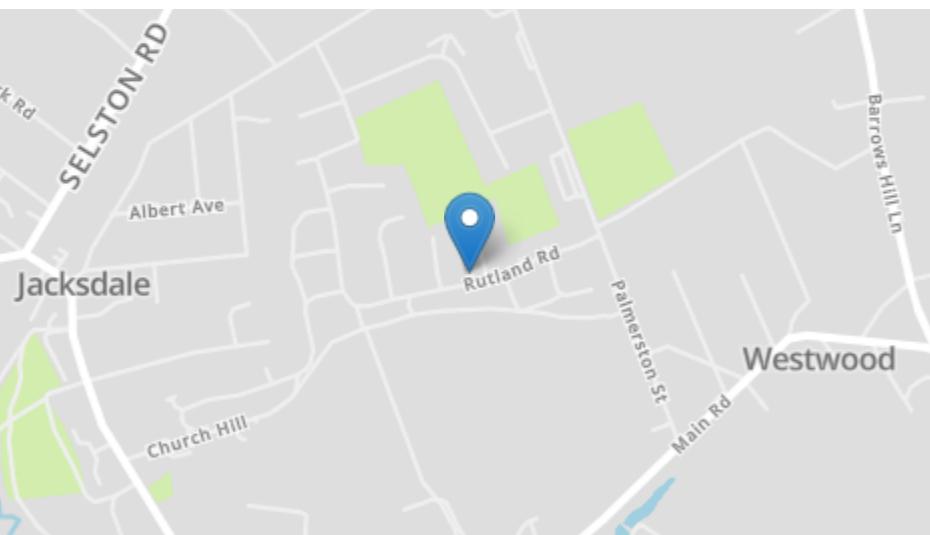
Rutland Road, Westwood, NG16 5JQ

Offers Over £160,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29644164

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.



Our Seller says....

- Detached Bungalow
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory
- Three Piece Shower Room
- Well Established Enclosed Rear Garden With Garden Room
- No Upward Chain
- Driveway Parking & Detached Garage

40 Main Street, Kimberley, NG16 2LY

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- Great Road & Transport Links
- Ideal For First Time Buyers



**\*\* GRAB A BARGAIN ON RUTLAND ROAD! \*\*\* NO CHAIN \*\*\*** This 2 bedroom bungalow is in need of cosmetic modernisation but does boast some great features such as wholly owned solar panels, garden room/office, detached garage, conservatory and much more to discover when you call us to book your viewing! The accommodation comprises of an entrance hallway, living room, kitchen, 2 bedrooms, shower room and a conservatory and outside a driveway to the side leads to the garage and gives access to the enclosed rear garden. Located in a desirable semi rural village, this is a great opportunity to purchase a fine property at a lower than average price for bungalows in Westwood! Call our team now to book your viewing!

## Ground Floor

### Entrance Hall

Composite entrance door, access to attic housing combination boiler and radiator.

### Lounge

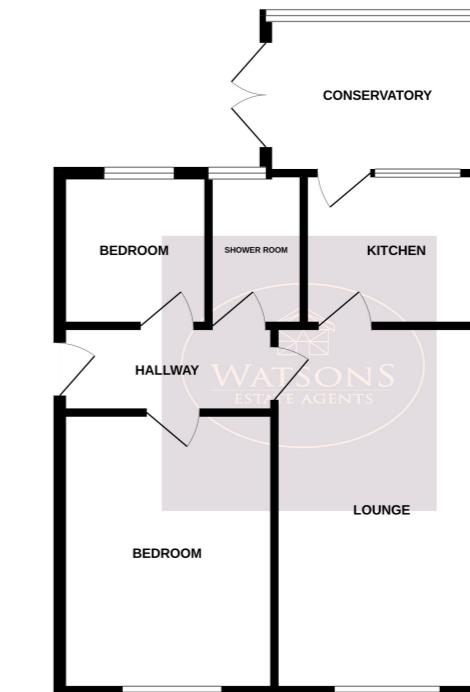
5.25m x 3.06m (17' 3" x 10' 0") UPVC double glazed window to the front, feature fireplace with inset multifuel burner, radiator and aircon unit.

### Dining Kitchen

A range of wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. UPVC double glazed window to the rear and door to conservatory.

### Conservatory

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq ft (53.5 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the details 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 buyer or tenant. It does not form part of any legal documentation and no guarantee is given as to their operability or efficiency can be given.  
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### Bedroom 1

4.04m x 3.09m (13' 3" x 10' 2") UPVC double glazed window to the front and radiator.

### Bedroom 2

2.18m x 2.02m (7' 2" x 6' 8") UPVC double glazed window to the rear, radiator and air con.

### Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, extractor fan and radiator.

### Outside

#### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided the following information; the gas boiler is located in the loft and is around 5-10 years old. The solar panels are owned, the air conditioning unit is located in the lounge. The property is sold as seen.