

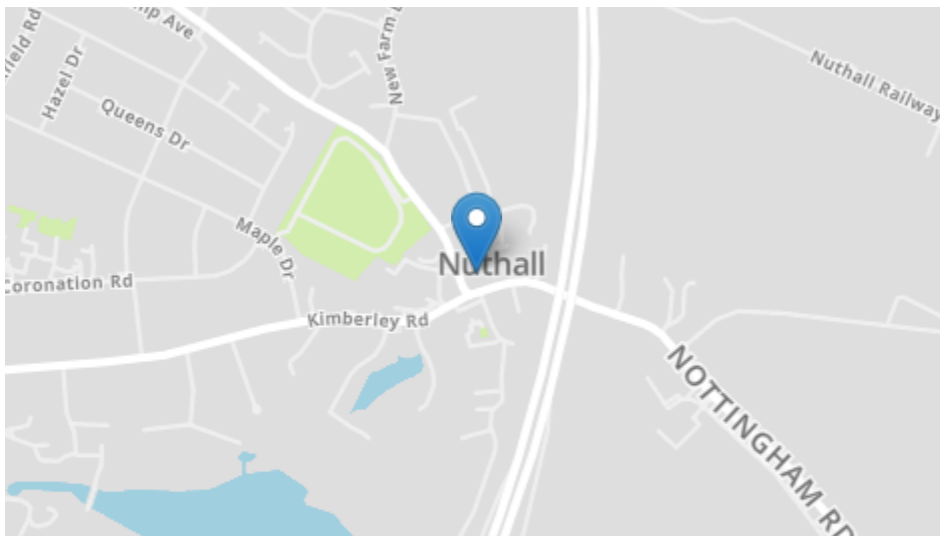
Nottingham Road, Nuthall, NG16 1DH

Offers Over £160,000



Nottingham Road, Nuthall, NG16 1DH

Offers Over £160,000



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			
		58	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Grade 2 Listed Barn Conversion
- 2 Double Bedrooms
- Spacious Lounge Diner
- Downstairs WC
- 2 Allocated Parking Spaces
- Private Rear Courtyard
- Short Drive To Kimberley Town Centre
- Ease Of Access To M1 & A610

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 - 27481439

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



***** CHARACTER & CONVENIENCE ***** Located in the heart of Nuthall village, this Grade II listed barn conversion is nestled away off the main road and is offered for sale with NO UPWARD CHAIN. The ground floor accommodation briefly comprises; entrance hall, bathroom and two double bedrooms, whilst on the first floor you'll find a spacious lounge diner and kitchen. Outside, there are 2 allocated parking spaces to the front and a low maintenance courtyard to the side which offers a decent level of privacy. The property is ideally located and just a mile from Kimberley Town Centre which offers a range of amenities and public services including shops, cafes, a doctors surgery, dentist and pharmacy. Nearby Key roads include the A610 and public transport including the Rainbow One runs regularly from Nottingham Road. For more information, or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door, stairs to the first floor, radiator and doors leading to the bathroom, bedrooms and courtyard.

Bedroom 1

3.88m x 2.8m (12' 9" x 9' 2") Single glazed wooden window to the front and radiator.

Bedroom 2

3.96m x 2.94m (13' 0" x 9' 8") Single glazed wooden window to the front, radiator and exposed ceiling beams.

Bathroom

4 piece suite comprising WC, pedestal sink unit, bath and corner shower cubicle. Single glazed wooden window to the front and extractor fan.

First Floor

Landing

Single glazed wooden window to the rear, exposed ceiling beams and doors to the lounge and kitchen.

Lounge

7.2m x 4.29m (23' 7" x 14' 1") Single glazed wooden windows to the front and side, exposed ceiling beams, feature fire place and 2 radiators.

Kitchen

4.17m x 2.72m (13' 8" x 8' 11") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over, plumbing for washing machine, radiator, wood effect laminate flooring, exposed ceiling beams and single glazed wooden window to the front.

Outside

To the front of the property there are 2 allocated parking spaces. The low maintenance paved rear courtyard to the side offers a good level of privacy and is enclosed by a wall and timber fencing.