

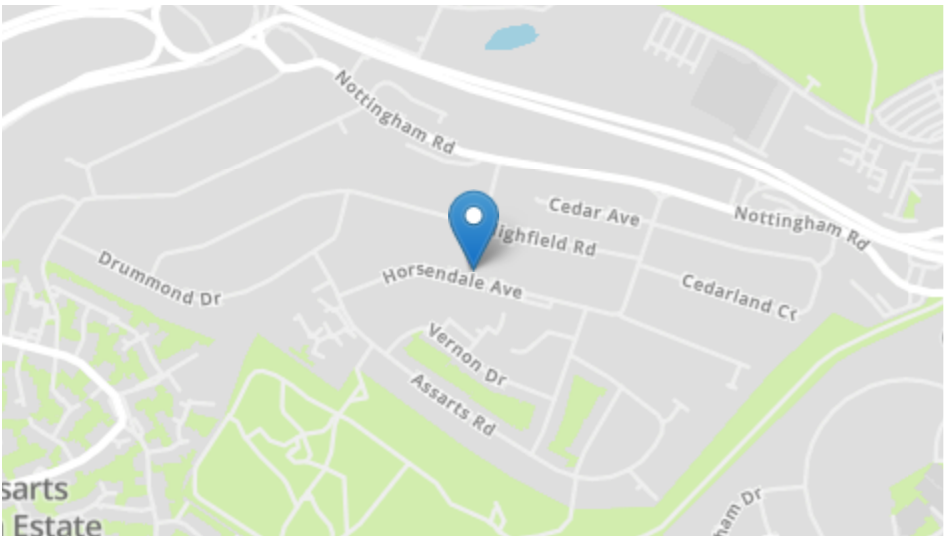
Horsendale Avenue, Nuthall, NG16 1AN

£250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28630855

- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking & Garage
- Private Rear Garden
- Ease of Access to M1 & A610
- Excellent Road & Public Transport Links Including Tram
- In Need of Modernisation
- No Upward Chain

Our Seller says....

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.



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*** MAKE IT YOUR OWN! *** Requiring cosmetic upgrade, this 3 bedroom detached home in a prime spot in Nuthall represents an excellent opportunity for someone to make it a great much loved family home again. With favoured school catchments and excellent transport links, it's not hard to see why this location is so popular! In brief, the accommodation comprises: entrance hall, lounge, dining room/study, kitchen upstairs landing to the 3 good size bedrooms and family bathroom. Outside, a driveway & garage provide off street parking, whilst the lovely lawned rear enjoys a high level of privacy to make it a great place to enjoy the summer sun. Nottingham City centre is within a 30 minute commute and there are regular bus & tram links within walking distance, as well as the M1 motorway being just a short drive away. Call our team now to arrange for an accompanied viewing.

Ground Floor

Entrance Hall

UPVC double glazed door to the front, parquet tiled flooring, under stairs storage / cloakroom, stairs to the first floor and doors to the lounge and dining kitchen.

Lounge

5.95m x 4.02m (19' 6" x 13' 2") 3 aluminium double glazed windows to the rear, real flame effect electric fire, 2 radiators, archway to the dining room/study.

Dining Room / Study

5.54m x 3.2m (18' 2" x 10' 6") Aluminium double glazed windows to the rear & side, wood effect laminate flooring, radiator and aluminium sliding patio doors to the rear garden.

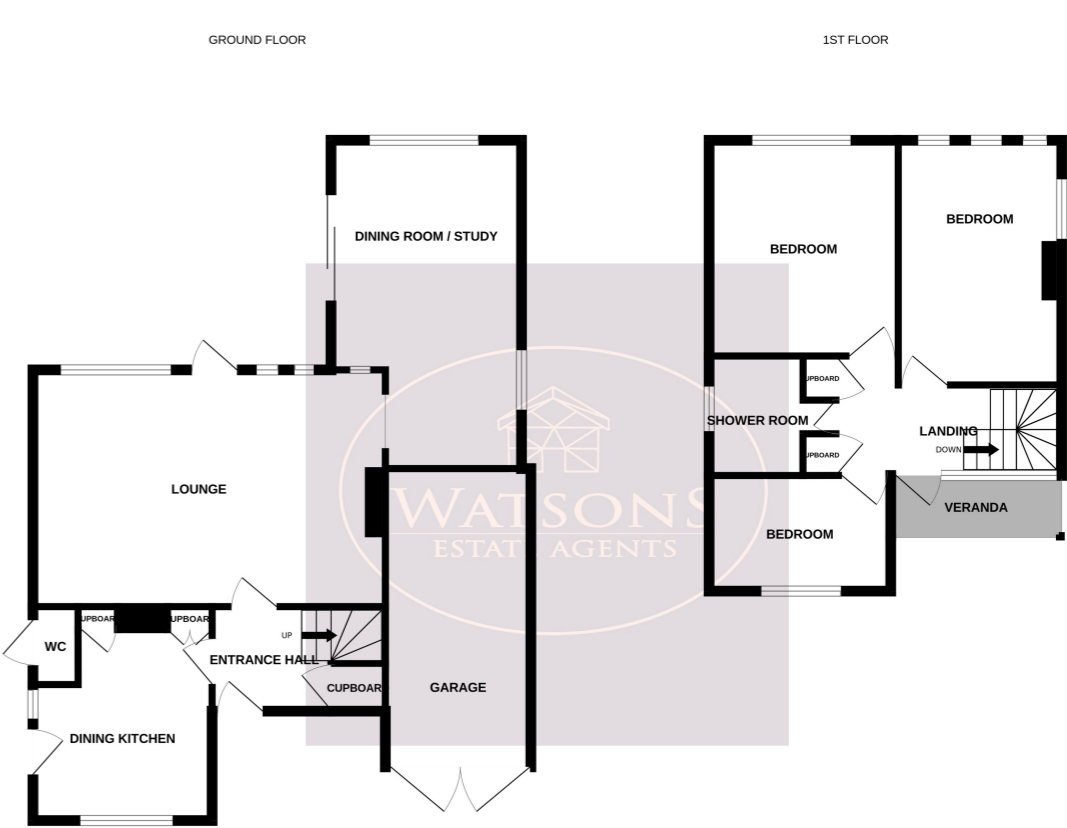
Kitchen

3.6m x 3.0m (11' 10" x 9' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, boiler, radiator and aluminium double glazed window to the rear. Door to the side.

First Floor

Landing

Aluminium double glazed window to the front, airing cupboard housing the hot water tank, storage cupboard, radiator, doors to all bedrooms and shower room and door to the veranda.



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

3.82m x 3.12m (12' 6" x 10' 3") Aluminium double glazed window to the rear and radiator.

Bedroom 2

4.15m x 2.76m (13' 7" x 9' 1") Aluminium double glazed window to the rear and radiator. Access to the attic (partly boarded)

Bedroom 3

3.0m x 2.04m (9' 10" x 6' 8") Aluminium double glazed window to the front and radiator.

Shower Room

3 piece suite comprising WC, vanity sink unit and walk in shower with electric shower. Aluminium obscured window to the side.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking leading to the single garage measuring 4.93m x 2.46m with double wooden doors and power. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by mature hedge borders to the perimeter with gated access to the side.