

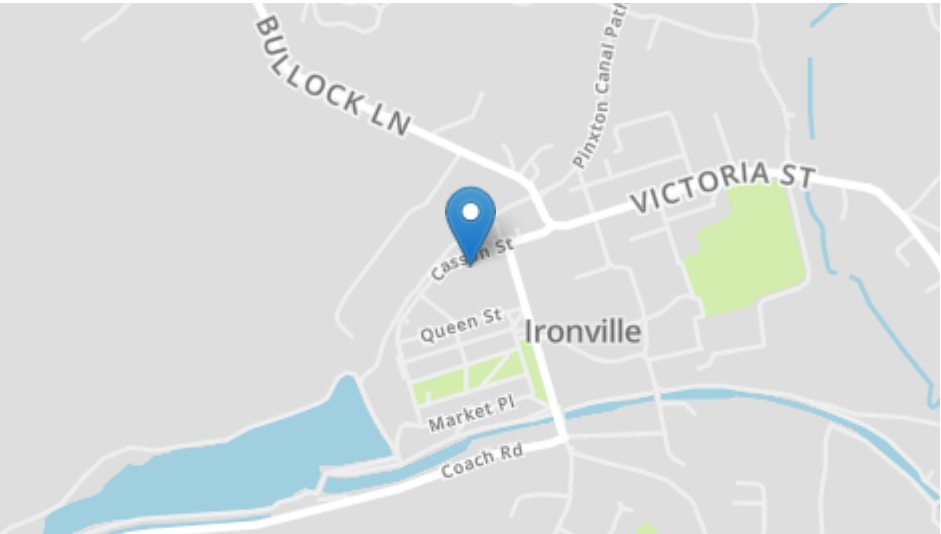
Casson Street, Ironville, NG16 5NN

Guide Price £130,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Terrace Family Home
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Enclosed Low Maintenance Rear Garden
- On Street Parking
- Close To Road & Transport Links (M1)
- Desired School Catchment Area
- Ideal For First Time Buyers

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 - 29711318

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



*** GUIDE PRICE £130,000 - £140,000 *** THE PERFECT PLACE THE START! *** Nestling in the heart of the village within walking distance of Codnor reservoir, is this charming deceptively spacious and beautifully presented 3 bedroom cottage. Set foot over the threshold and you will fall in love with the light and airy living space which comprises, lounge, dining room, fitted modern kitchen and bathroom and 3 generous bedrooms to the first floor. Outside you will find gardens to the front and rear and located very conveniently for the local school and shop! A perfect home for a first time buyer or even a buy to let investor! Come and take a look at all that this wonderful home has to offer, to do so call our sales team today to book your viewing!

Ground Floor

Hall

UPVC entrance door and door to bathroom.

Kitchen

3.89m x 2.16m (12' 9" x 7' 1") A range of wall an base units with wood effect worksurfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including waist height electric oven and electric hob with extractor over. Plumbing for washing machine & dishwasher and space for fridge freezer. UPVC double glazed window to the side, tiled flooring, partially tiled walls and open access to inner hallway.

Bathroom

White three piece suite comprising wc, vanity sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, vinyl flooring and tiled walls.

Dining Room

5.20m x 3.40m (17' 1" x 11' 2") UPVC double glazed window to the rear, radiator, laminate wood flooring and door to the kitchen.

Lounge

4.36m x 3.36m (14' 4" x 11' 0") UPVC door to the rear garden, uPVC double glazed window to the front, stairs to the first floor, storage cupboard, two wall mounted radiator, laminate wood flooring and open access to the dining room.



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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First Floor

Bedroom 1

4.30m x 3.53m (14' 1" x 11' 7") UPVC double glazed window to the front and radiator.

Bedroom 2

3.80m x 3.30m (12' 6" x 10' 10") UPVC double glazed window to the rear, radiator and storage cupboard housing combination boiler.

Bedroom 3

2.62m x 2.22m (8' 7" x 7' 3") UPVC double glazed window to the rear and radiator.

Outside

The entrance to the property features a timber gate giving access to a patio seating area and entrance door. The garden features a decked seating area, paved pathway to a rear timber gate, turfed lawn area and timber shed, the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the second bedroom in the storage cupboard.