

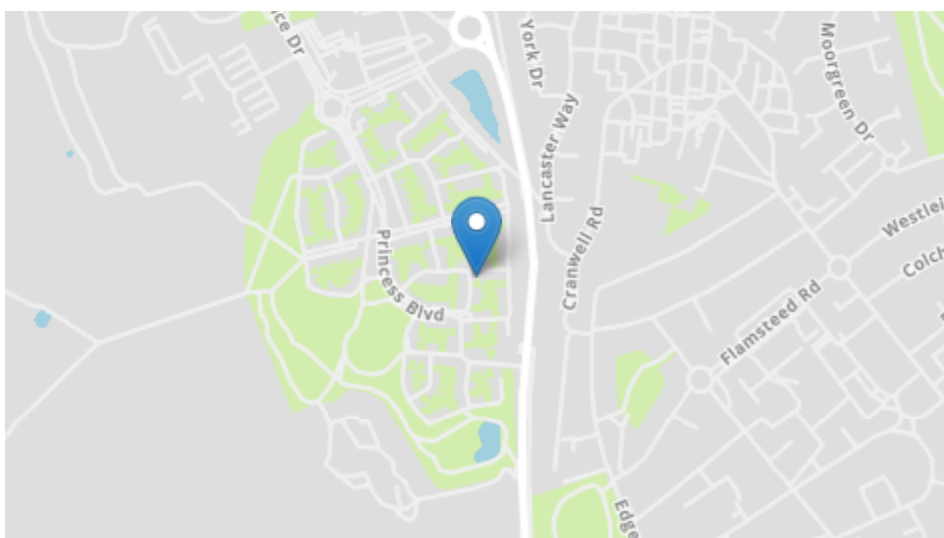
Boswell Street, NG8 6QQ

Offers Over £250,000

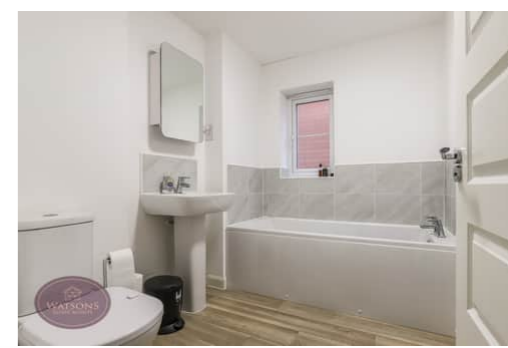


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 28401874

- Modern Semi Detached Family Home
- 3 Bedrooms
- Modern Fitted Dining Kitchen
- Downstairs WC
- Off Road Parking
- West Facing Rear Garden
- Ease of Access to M1 & A610
- Walking Distance to Amenities

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.



40 Main Street, Kimberley, NG16 2LY
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*** THIS IS WHAT YOU'VE BEEN LOOKING FOR *** A spacious three bedroom semi-detached home on the popular 'Woodhouse Park' development, in 'show home' ready condition. With off road parking, west-facing rear garden, and brought to the market with NO UPWARD CHAIN. Briefly comprising; entrance hallway, lounge, downstairs WC, dining kitchen. To the first floor, three generous bedrooms and bathroom. Outside, off road parking to the front, and a private west-facing garden to the rear. 'Woodhouse Park' is located in a highly convenient position, close to a number of villages and towns including Kimberley, Strelley and Wollaton. Nearby amenities include a range of shops and pubs, along with road links such as the A610 which provide access to Nottingham and beyond. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage, radiator and door to the lounge.

Lounge

4.51m x 3.57m (14' 10" x 11' 9") UPVC double glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

5.1m (max) x 4.59m (16' 9" x 15' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist electric oven, 5 ring gas hob with extractor over and fridge freezer. Plumbing for washing machine & dishwasher. Ceiling spotlights, radiator, wood effect laminate flooring. Doors to the rear garden, storage cupboard and WC.

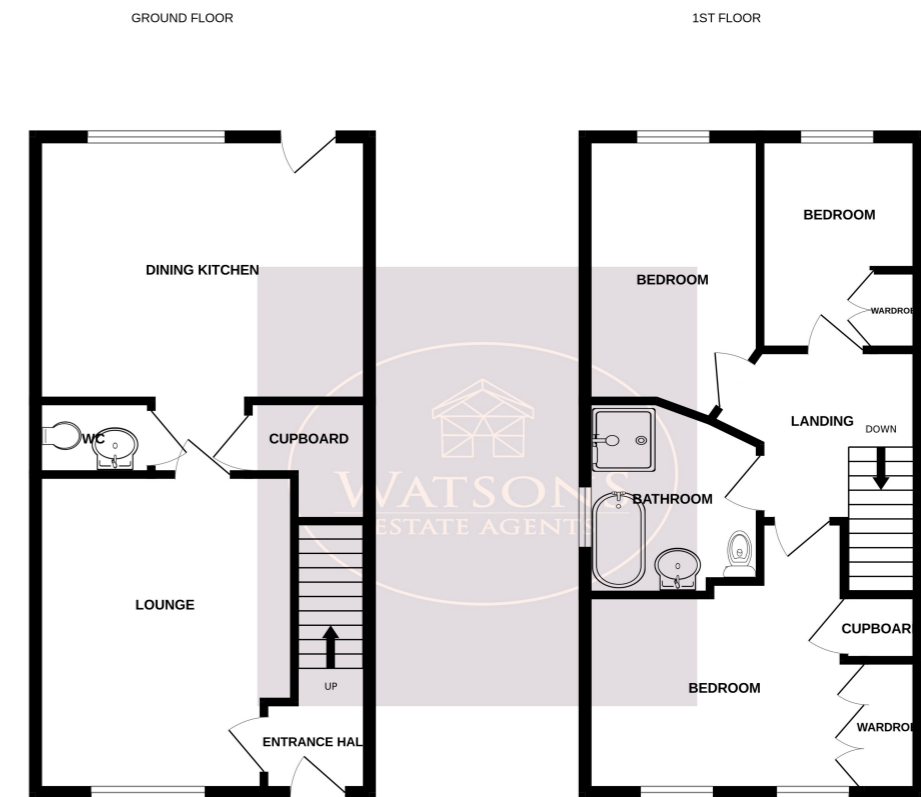
WC

1.57m x 1.01m (5' 2" x 3' 4") WC, pedestal sink unit and radiator.

First Floor

Landing

Access to the attic (partly boarded) and 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

4.56m x 3.67m (15' 0" x 12' 0") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 2

3.97m x 2.46m (13' 0" x 8' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.05m x 2.21m (10' 0" x 7' 3") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

3.08m x 2.29m (10' 1" x 7' 6") 4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Radiator, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property are two parking spaces. The West facing rear garden comprises a paved patio, timber decking seating area, turfed lawn, gravel beds, external tap & power point. The garden is enclosed by timber fencing to the perimeter with gated access to the side.