

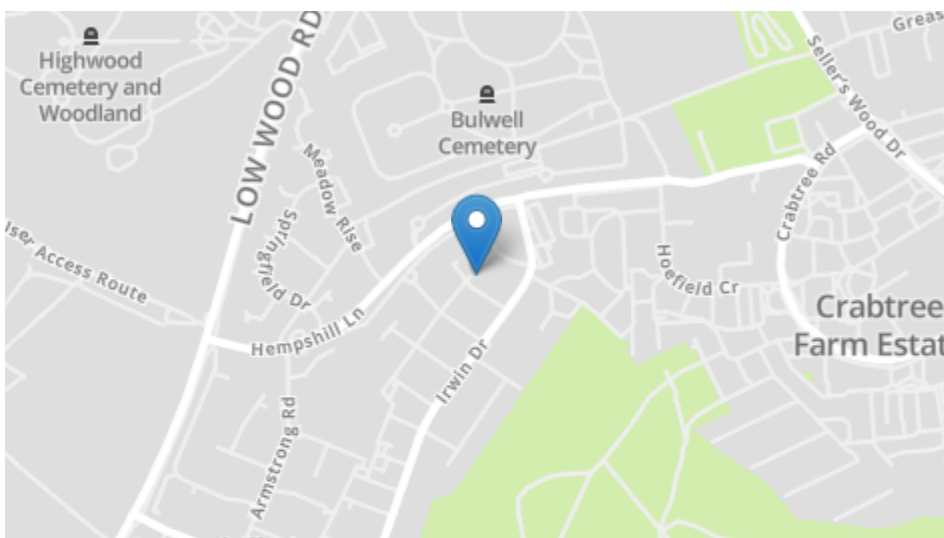
Cooper Close, NG6 7BS

Offers Over £180,000

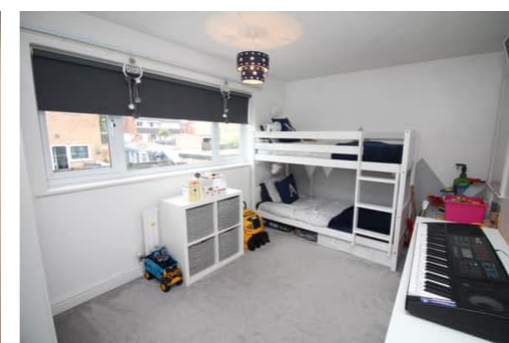


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 Double Bedrooms
- Modern Dining Kitchen
- Driveway
- South West Facing Garden
- Popular Residential Location
- Ease Of Access To A610 & M1
- Idea First Home

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 - 27997731

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



**\*\*\* FIRST TIME BUYER DELIGHT \*\*\*** Ideally located on the popular Hemphill Vale estate, this well presented two bedroom semi detached house would make a great choice for first time buyers or a growing family looking to be near favoured schools and local amenities. Call Watsons now to book a viewing. The accommodation briefly comprises: Entrance porch, open plan lounge/dining room and a fitted dining kitchen with French doors opening onto the rear garden. On the first floor the landing leads to the two double size bedrooms and the family bathroom. Outside, the rear garden has a lawn and patio area with fencing to the perimeter, whilst to the front of the property a driveway provides ample off road parking. The location is popular with families being within walking distance to Hemphill Hall Primary School. Public transport links are also excellent and a wide range of amenities can be found nearby in Bulwell Town Centre just half a mile away. For more information, or to book your viewing appointment, call our team on 0115 9385577

## Ground Floor

### Porch

UPVC double glazed entrance door, wood effect laminate flooring and door to the lounge.

### Lounge

5.28m x 3.96m (17' 4" x 13' 0") UPVC double glazed window to the front, stairs to the first floor, radiator and door to the dining kitchen.

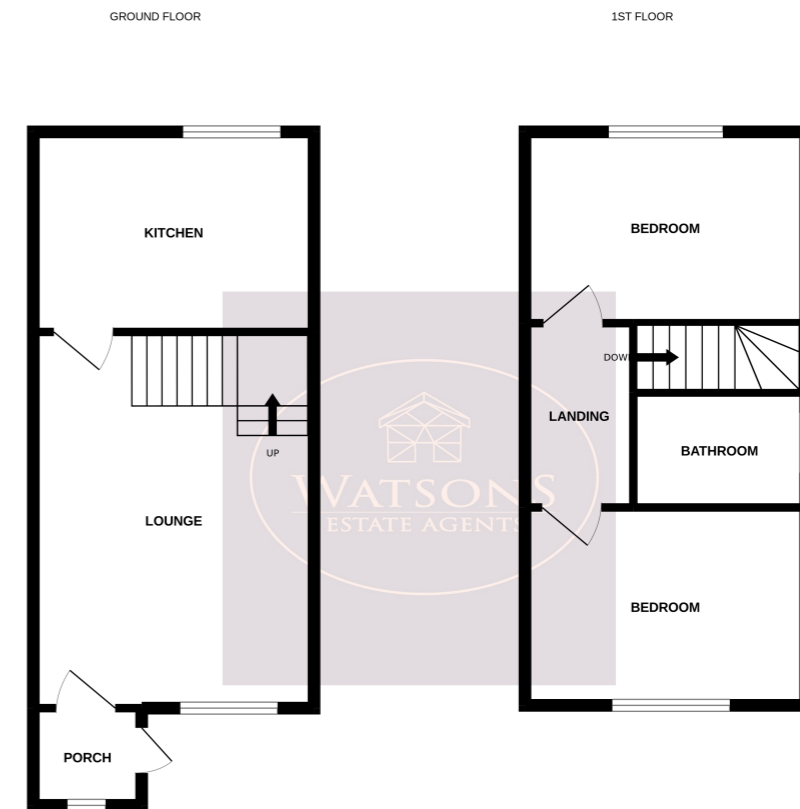
### Dining Kitchen

3.97m x 2.82m (13' 0" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & 5 ring gas hob with extractor over. Plumbing for washing machine and dishwasher, combination boiler, wood effect laminate flooring, radiator, uPVC double glazed window to the rear and French doors to the rear garden.

## First Floor

### Landing

Access to the access (with drop down ladder) and doors to both 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

3.94m x 3.03m (12' 11" x 9' 11") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

### Bedroom 2

3.95m x 2.79m (13' 0" x 9' 2") UPVC double glazed window to the rear, built in wardrobe and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. UPVC double glazed window to the side and radiator.

### Outside

To the front of the property is a well maintained lawn. A concrete driveway running alongside the property provides ample off road parking. The South West facing, low maintenance rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn, external tap and timber built shed. The garden is enclosed by wall and timber fencing to perimeter with gated access to the side.