



£110,000 Freehold

120 CHATSWORTH TERRACE | NEWSTEAD VILLAGE | NOTTINGHAM | NG15 0DD

**BuckleyBrown**  
ESTATE AGENTS



**TAKE THE NEXT STEP!!!** Take a look at what we have to offer with this three bedroom family home! Situated in Newstead Village with excellent nearby shops, parks and amenities, this deceptively spacious property has lots of excellent features and is perfect for any first time buyer or budding family! Let's take a look inside..

The ground floor benefits from a homely lounge which features a traditional feature fireplace which provides a warm and welcoming environment. You'll enjoy spending your time relaxing in here, with cosy carpets which complement the space nicely. The kitchen has its own feature fireplace, along with a range of handy units and cabinets for you to utilise. There's space and plumbing for your washing machine here, along with a great amount of space to prepare meals any time of day! Completing the floor is the family bathroom, which comprises of a lovely suite in white. This includes a bath which you are sure to take advantage of in the colder months or just after a long day!

As you head up to the first floor, you will be welcomed by three impressive double bedrooms, all of which have been kept to a high standard throughout. You'll find plenty of versatility in these rooms which allow you to create your ideal space for unwinding and sleeping.

Outside features a low-maintenance, hard-floor garden to the rear which provides an excellent base for a seating area where you can enjoy the sunshine in those warmer months! There's also a fence surround providing you with an element of privacy.

This one won't be on the market for long so don't miss out! Call our friendly team today and book in a viewing!





### Living Room 13'1" x 10'5"

With carpet to flooring, feature fireplace, central heating radiator and window to the front elevation.

### Hallway

With stairs leading up to the first floor and access to;

### Kitchen 10'0" x 10'6"

Complete with a range of matching units and cabinets with work surface over, inset sink and drainer, integrated oven, gas hob, space and plumbing for a washing machine, feature fireplace, door leading outside and window to the rear elevation.

### Bathroom 7'7" x 5'8"

Complete with a fitted bath with overhead shower, low flush WC, pedestal hand wash

basin and opaque window to the rear elevation.

### Landing

With central heating radiator and access to;

### Bedroom One 13'1" x 10'7"

With central heating radiator and window to the rear elevation.

### Bedroom Two 13'1" x 10'5"

With central heating radiator and window to the front elevation.

### Bedroom Three 7'8" x 10'6"

With central heating radiator and window to the rear elevation.

### Outside

Featuring a hard floor garden to the rear with fence surround for added privacy.







Ground Floor  
36 Sq.m/382.43 Sq.ft  
Approx.

First Floor  
40 Sq.m/430.51 Sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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



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