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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

Mill Road, Newthorpe, Nottingham, Nottinghamshire , NG16 3PT  
**£190,000**



**FEATURES:**

- TWO BEDROOMS
- SEMI DETACHED
- GREAT POTENTIAL
- CONSERVATORY
- DOWNSTAIRS WC
- NO UPWARD CHAIN
- LARGE GARDEN
- CLOSE TO LOCAL TRANSPORT LINKS
- VIEWING ESSENTIAL
- IDEAL FOR FIRST TIME BUYERS

**COUNCIL TAX BAND: A EPC RATING: D**

#### Entrance hallway

Stairs rising to the first floor, radiator, laminate flooring, door to lounge.

#### Lounge

4.14 m x 4.79 m (13'7" x 15'9")  
UPVC bay window to front aspect, radiator, fireplace, tv point, door to kitchen diner.

#### Kitchen Diner

2.08 m x 5.32 m (6'10" x 17'5")  
UPVC window to side aspect, double glazed window to conservatory, base and wall units, sink unit, part tiled walls, plumbing for washing machine, space for dryer, tiled flooring, cooker, radiator, american style fridge freezer (negotiable) door to conservatory.

#### Conservatory

3.76 m x 2.30 m (12'4" x 7'7")  
UPVC windows to rear and side aspect, radiator, door to downstairs WC/Utility room.

#### Downstairs WC / Utility Room

WC, space for dryer.

#### First floor landing

Doors to bedrooms and bathroom and UPVC window to side aspect.

#### Bedroom One

3.96 m x 3.29 m (13'0" x 10'10")  
UPVC window to front aspect, radiator, over stairs storage cupboard, fitted wardrobes.

#### Bedroom Two

3.26 m x 2.78 m (10'8" x 9'1")  
UPVC window to rear aspect, radiator, built in storage cupboard.

#### Bathroom

UPVC window to rear aspect, WC, hand wash basin, Wet room, radiator.

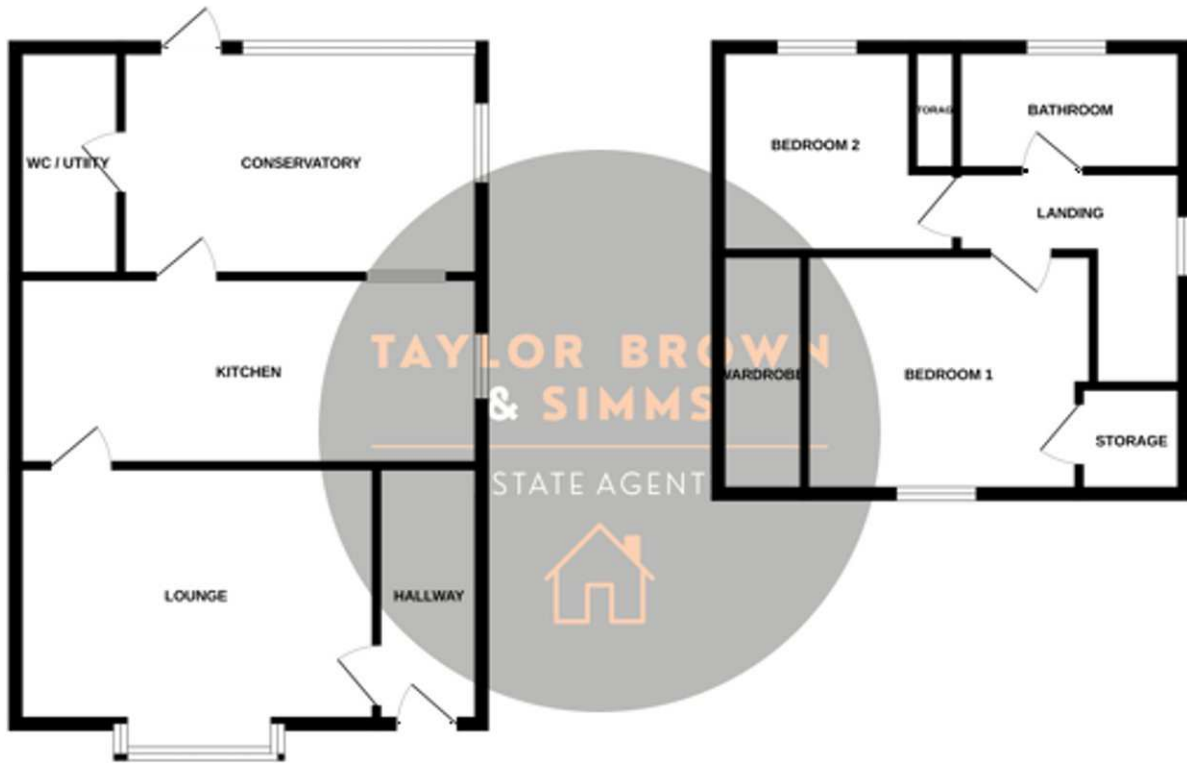
#### Outside

To the front of the property is a driveway providing ample off street parking, gravelled beds, gated side access.

To the rear of the property is paved patio area, lawned garden, mature shrubs and borders and being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



While 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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