



**31 Cirrus Drive
Watnall, Nottingham NG16 1FS
£210,000**

- WELL PRESENTED THREE BEDROOMED TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN
- CONSERVATORY
- GROUND FLOOR WC
- TWO FURTHER BEDROOMS AND BATHROOM
- LOCATED IN A SOUGHT AFTER LOCATION WITH THE NATURE RESERVE TO THE REAR OF THE PROPERTY
- LOUNGE WITH BOW WINDOW AND FEATURE FIREPLACE
- KITCHEN/DINING ROOM WITH APPLIANCES
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LOW MAINTENANCE GARDENS

LOUNGE

14'9" x 12'5" (4.50m x 3.80m)

UPVC double glazed bow window overlooking the front of the property. Radiator. Feature fireplace with gas fire and marble hearth and surround. Coving to ceilings.



KITCHEN/DINING ROOM

8'10" x 7'2" (2.70m x 2.20m)

UPVC double glazed window overlooking the garden. A range of modern wall and base units with roll top work surfaces incorporating a stainless steel sink and drainer unit with mixer tap. Complimentary splash backs. Gas hob and electric oven. Extractor fan. Plumbing for washing machine. Space for fridge/freezer and dining table. Finished with tiled floor.



CONSERVATORY



GROUND FLOOR WC



MAIN BEDROOM

12'9" x 12'5" (3.90m x 3.80m)

UPVC double glazed window overlooking the front of the property. Radiator. A range of fitted wardrobes. Door leading into the



EN SUITE SHOWER ROOM

UPVC double glazed window to the front elevation, comprising of Hand wash basin and walk in shower cubicle.

BEDROOM TWO

9'6" x 8'2" (2.90m x 2.50m)

UPVC double glazed window overlooking the garden. Radiator.

BEDROOM THREE

7'2" x 6'2" (2.20m x 1.90m)

UPVC double glazed window overlooking the garden. Radiator.



BATHROOM



OUTSIDE

Low maintenance gardens

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

