

Roxton Court, Kimberley, NG16 2TE

Guide Price £180,000



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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 - 29993999

- Mid Town House
- 2 Bedrooms
- Generous Lounge
- Allocated Parking
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £180,000 - £190,000 *** **FIRST HOME DELIGHT** *** A brilliant first time buy in Kimberley! Located in a popular cul-de-sac lying close to Kimberley town centre is this modern and well presented town house. Features include a generous lounge, allocated parking, and a private rear garden. Briefly comprising; entrance hallway, kitchen, lounge/diner. To the first floor, two bedrooms and bathroom. Outside, to the front, the property is set back from the main courtyard, with an outside store to the front. To the rear is a privately enclosed low maintenance garden. Ideally located in close proximity to Kimberley town centre, nearby amenities include favoured schools, shops, pubs and a supermarket. There are excellent road and commuter links close by allowing easy access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

Door to the outside store and door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge and open to the kitchen.

Dining Kitchen

3.41m x 1.82m (11' 2" x 6' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height oven & 5 ring gas hob with extractor over. Plumbing for washing machine, radiator and uPVC double glazed window to the front.

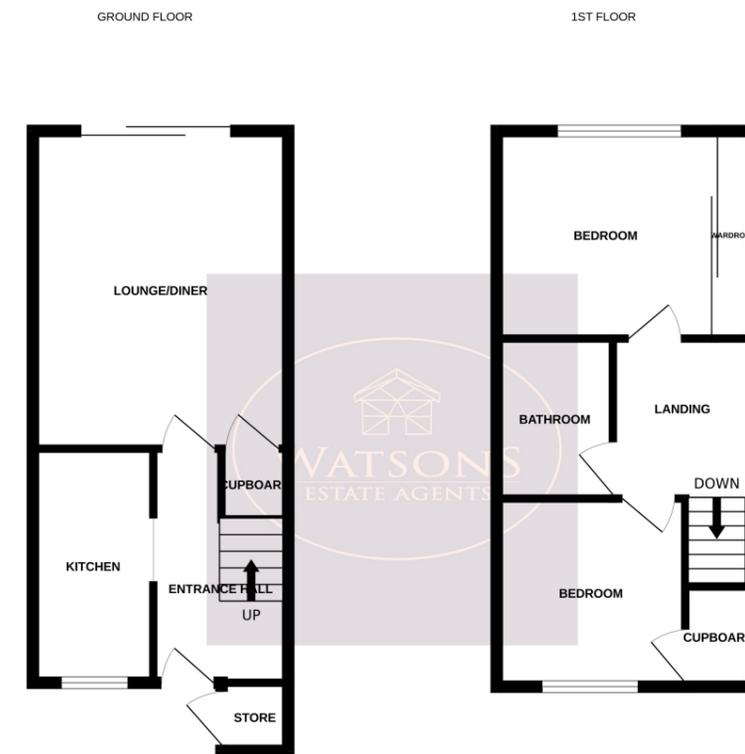
Lounge

4.65m x 3.72m (15' 3" x 12' 2") Radiator and sliding patio doors to the rear garden. Door to the understairs storage cupboard. Wood effect laminate flooring.

First Floor

Landing

Access to the attic (partly boarded) 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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. Made with Metropix 02/20

Bedroom 1

3.41m x 2.66m (11' 2" x 8' 9") UPVC double glazed window to the front, storage cupboard (housing the boiler) and radiator. Wood effect laminate flooring.

Bedroom 2

3.07m x 2.63m (10' 1" x 8' 8") UPVC double glazed window to the rear, fitted wardrobe and radiator. Wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a block paved seating area, decorative gravel beds, rockery with a range of plants & shrubs. Adjacent to the property is a communal car park. The rear garden comprises a paved patio seating area, gravel beds, flower bed borders with a range of plants & shrubs, timber built shed and water feature. The garden is enclosed by hedge & timber fencing to the perimeter.

Agents Note

The vendor has provided us with the following information: the boiler is located in the bedroom cupboard and is 9 years old. It was last serviced in 2025.