

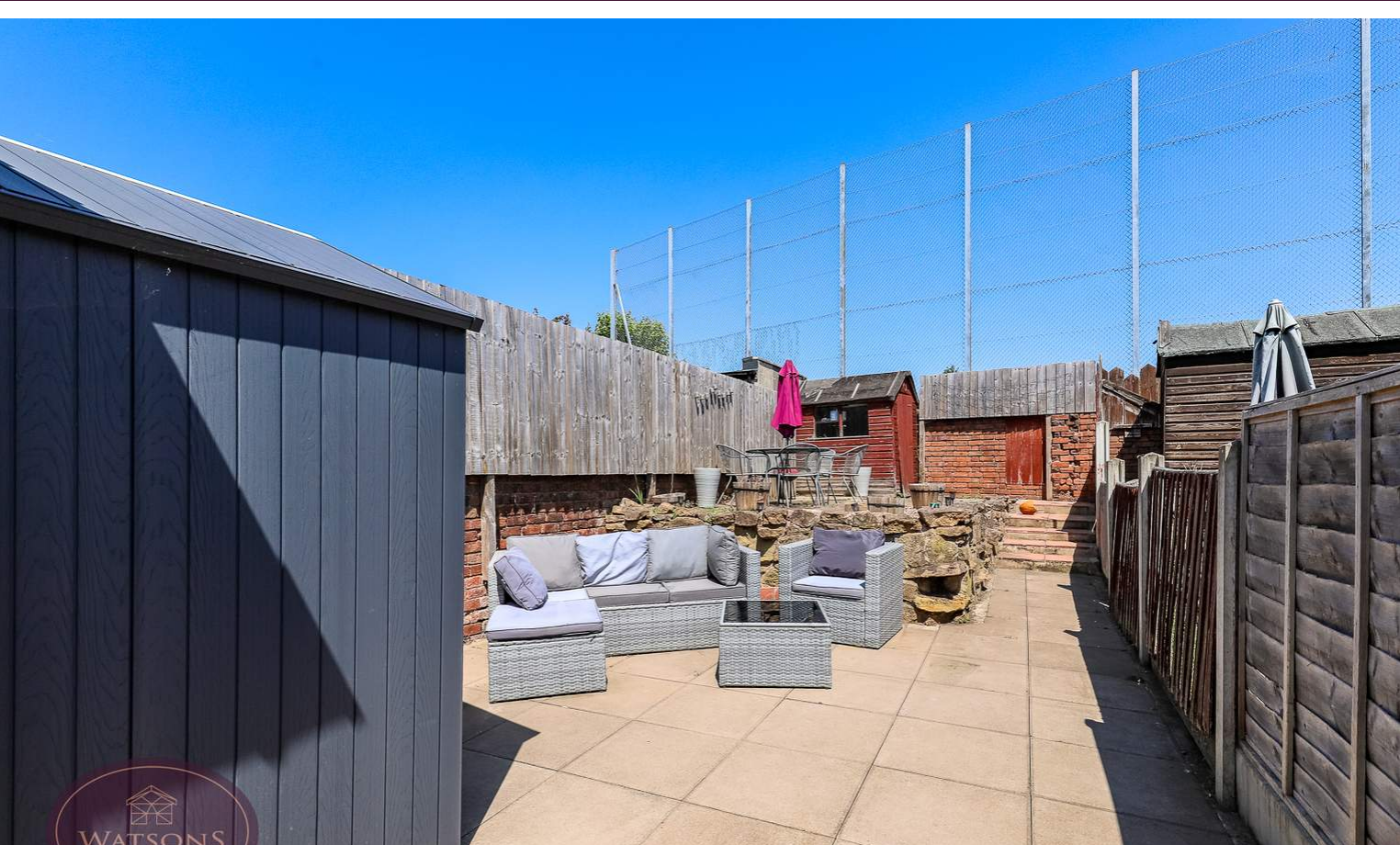
Victoria Street, Kimberley, NG16 2NH

Offers Over £180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Terraced House
- 3 Bedrooms
- Open Plan Lounge Diner
- Downstairs Bathroom
- Off Road Parking for 1 Car
- Private Rear Garden With Open Views
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment

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 - 23223160

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



***** FIT FOR A QUEEN ***** A fantastic first time buy in the heart of Kimberley! Turn the key and move straight in to this superb terraced home, where features include three bedrooms, a generous lounge/diner, private rear garden backing onto Kimberley cricket club, and off road parking. Briefly comprising; lounge/diner, kitchen, rear lobby, bathroom. To the first floor, three bedrooms. Outside, to the front there is hard standing providing off road parking, and to the rear a private garden backing onto Kimberley cricket club. Ideally located in walking distance to Kimberley town centre, amenities include a supermarket, bars, shops, and favoured school catchment. A brilliant first time purchase. Contact Watsons to arrange a viewing.

Ground Floor

Dining Area

3.59m x 3.28m (11' 9" x 10' 9") UPVC double glazed window to the front, vertical radiator, wood effect laminate flooring, built in storage cupboard and wooden stairs to the first floor.

Lounge Area

3.82m x 3.32m (12' 6" x 10' 11") 2 uPVC double glazed windows to the rear, feature fireplace with inset space for fire, wood effect laminate flooring, radiator and door to the kitchen. UPVC double glazed entrance door to the side.

Kitchen

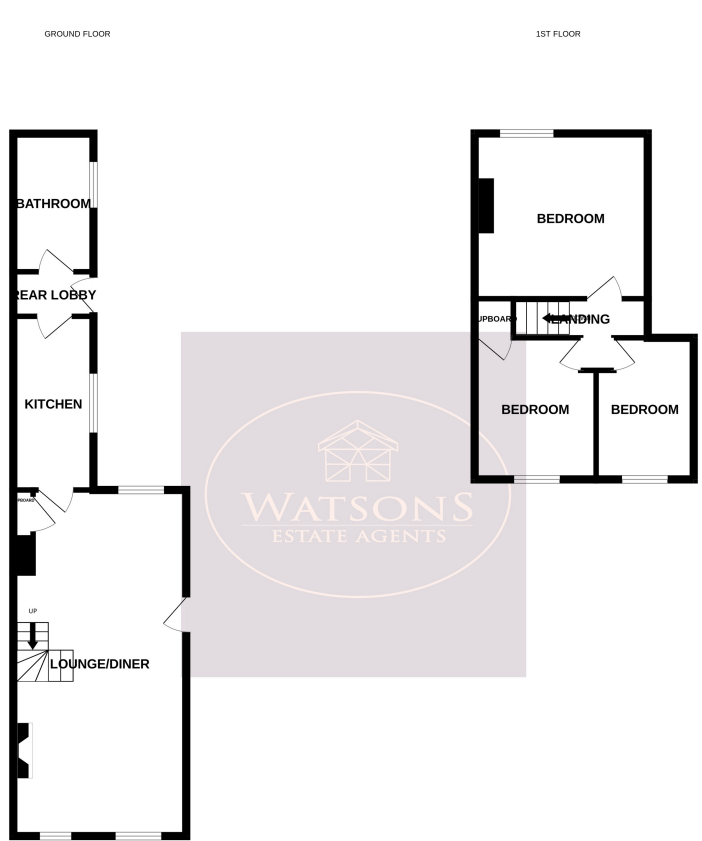
3.83m x 1.81m (12' 7" x 5' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker with extractor over. Plumbing for washing machine & dishwasher, tiled flooring. UPVC double glazed window to the side, radiator, cupboard housing the Worcester Bosch combination boiler, door to the lobby.

Lobby

Door to the side leading to the rear garden, tiled flooring, and door to the bathroom.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and P shaped bath with mains fed dual rainfall effect shower over. Chrome heated radiator, extractor fan, ceiling spotlights, tiled flooring and obscured uPVC double glazed window to the side.



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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First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.86m x 3.82m (12' 8" x 12' 6") UPVC double glazed window to the rear with open viewings over the cricket club. Radiator.

Bedroom 2

3.34m x 2.74m (10' 11" x 9' 0") UPVC double glazed window to the front, built in storage cupboard with access to the attic. Radiator.

Bedrom 3

3.37m x 2.13m (11' 1" x 7' 0") UPVC double glazed window to the front and radiator. Wood effect laminate flooring.

Outside

To the front of the property is a concrete hardstanding with parking for one car. The low maintenance rear garden offer a good level of privacy and comprises a paved patio seating area, raised patio, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side leading to the secure side alley.