

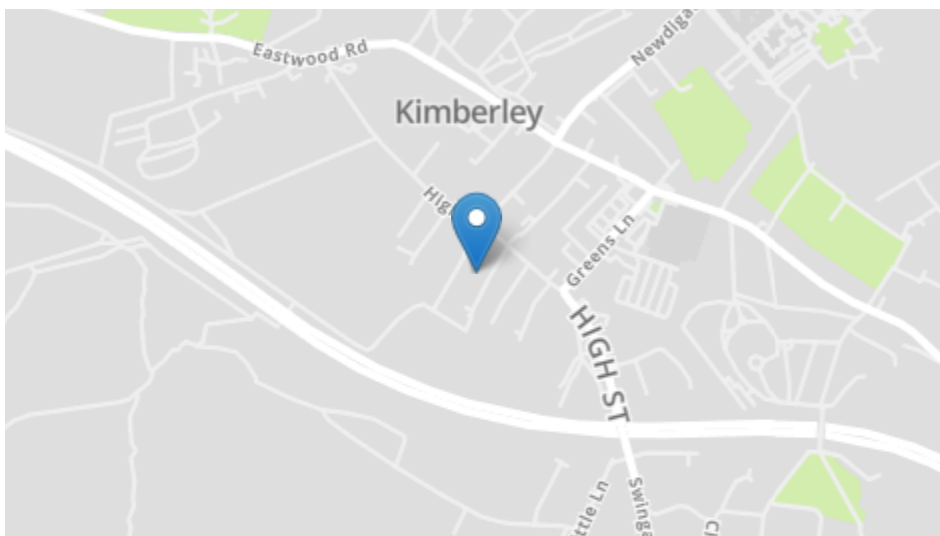
Dale Road, Kimberley, NG16 2LU

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		76
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- 2 Bedrooms
- 2 Loft Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Well Maintained Rear Garden
- Driveway & Detached Garage
- Walking Distance To Kimberley Town Centre
- No Upward Chain

Our Seller says....

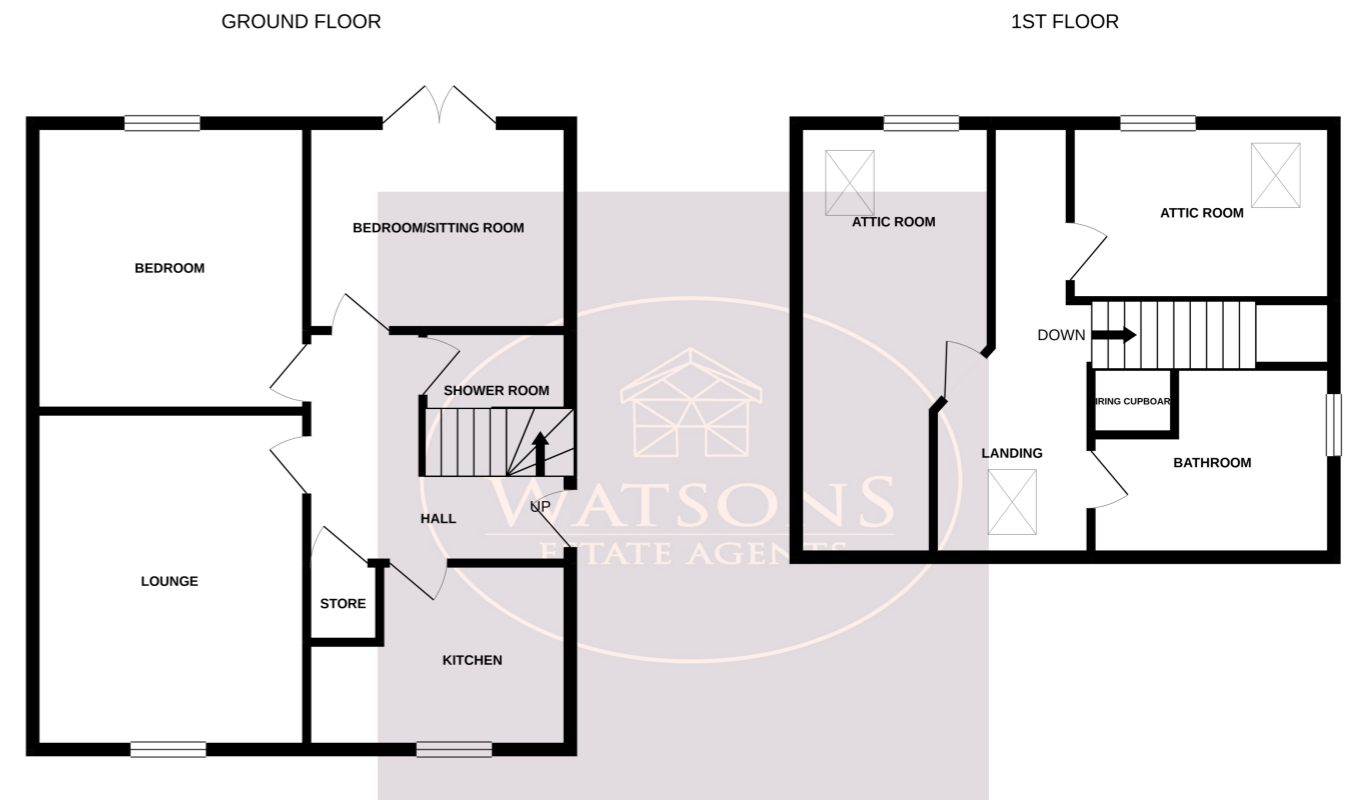
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 19394617

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.



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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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\*\*\* THE PERFECT LOCATION \*\*\* Situated on a quiet road just outside Kimberley Town Centre, this semi detached bungalow has a little more than meets the eye and is offered for sale with NO UPWARD CHAIN. The accommodation comprises in brief; entrance hall, lounge, kitchen, 2 bedrooms and a shower room which has been recently re fitted. On the first floor the loft space has been converted\* to provide two useful rooms and a bathroom which is fitted with a 3 piece suite. Outside, there are well maintained gardens to the front and rear and spacious driveway which provides ample parking and leads to the carport and detached single garage. The location provides easy access to Kimberley Town Centre which offers a selection of cafes, shops, amenities and public services including a doctors, dentist and pharmacy. Bus stops are also within walking distance with routes to various destinations including Eastwood & Nottingham City Centre. For more information, or to book your viewing, call out team.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the side, stairs to the second floor, tiled flooring, storage cupboard, radiator and doors to the lounge, kitchen bedrooms and shower room.

### Lounge

4.48m x 3.64m (14' 8" x 11' 11") UPVC double glazed window to the front, radiator and decorative fire place surround.

### Kitchen

3.51m x 2.46m (11' 6" x 8' 1") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & hob with filter hood over. Breakfast bar area, plumbing for washing machine, tiled flooring, wall mounted boiler and uPVC double glazed window to the front.

### Bedroom 1

3.82m x 3.65m (12' 6" x 12' 0") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.5m x 2.74m (11' 6" x 9' 0") UPVC double glazed French doors to the rear garden, tiled flooring and radiator.

### Shower Room

3 piece suite comprising concealed cistern WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the side, chrome heated towel rail, ceiling spotlights and extractor fan.

## Second Floor

### Landing

Skylight, radiator and doors to loft rooms and bathroom.

### Loft Room 1

5.62m x 3.4m (18' 5" x 11' 2") (with some restricted head height) UPVC double glazed window to the rear, radiator and a range of fitted storage.

### Loft Room 2

4.86m (max) x 2.58m (15' 11" x 8' 6") (with some restricted head height) UPVC double glazed window to the rear, radiator.

### Bathroom

3 piece suite comprising WC, vanity sink unit and corner bath. Obscured uPVC double glazed window to the side, radiator and extractor fan.

### Outside

To the front of the property is a lawned garden with flower bed borders and a range of plants & shrubs. Gates gives access to a paved driveway providing tandem parking for multiple cars, and leading to the car port and detached single garage. The well maintained rear garden offers a good level of privacy and comprises of a paved patio area, lawn with flower bed borders, gravel sections and a recently installed summer house. The garden is enclosed by timber fencing with gated access to the driveway.