

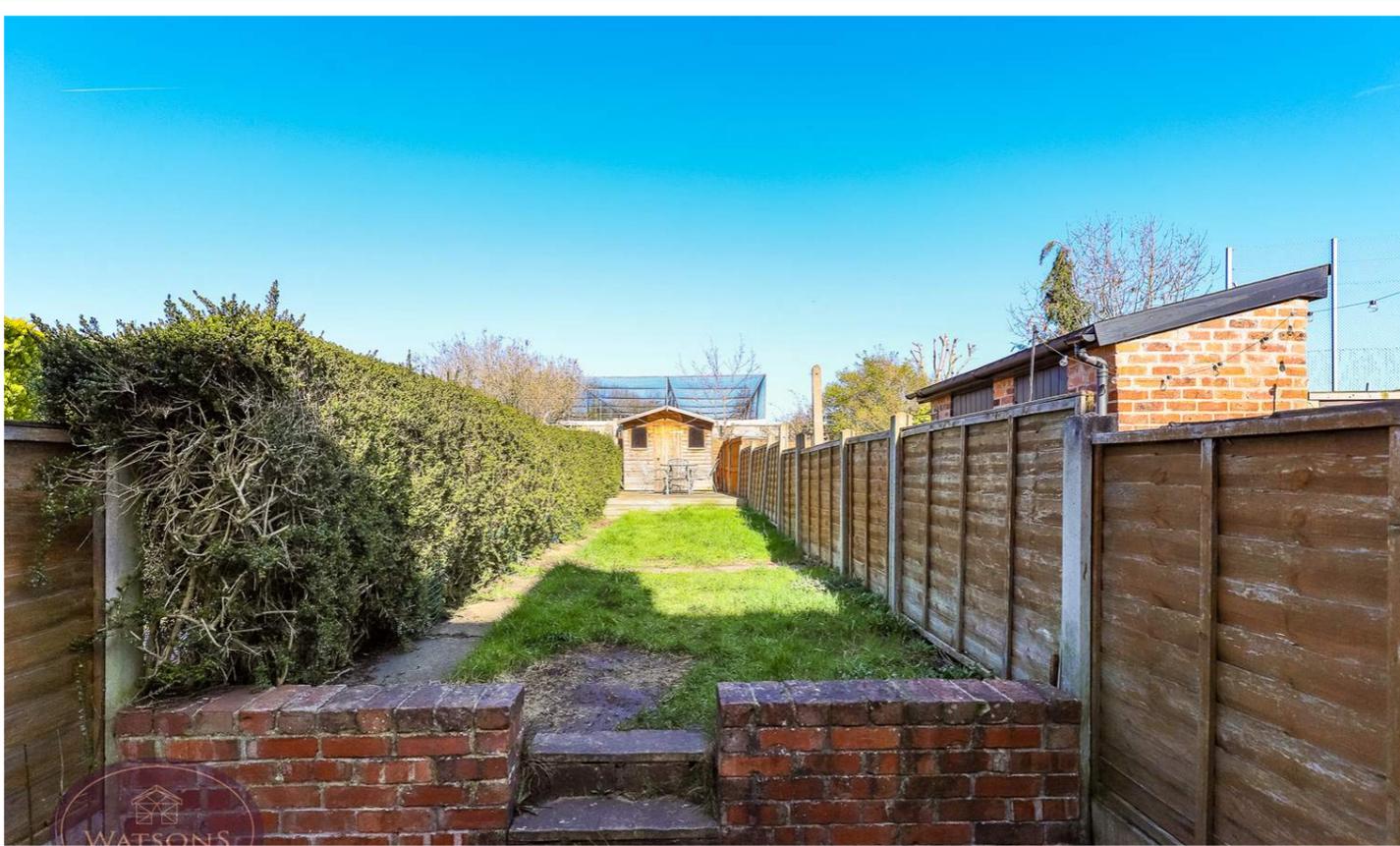
Victoria Street, Kimberley, NG16 2NH

Offers Over £170,000

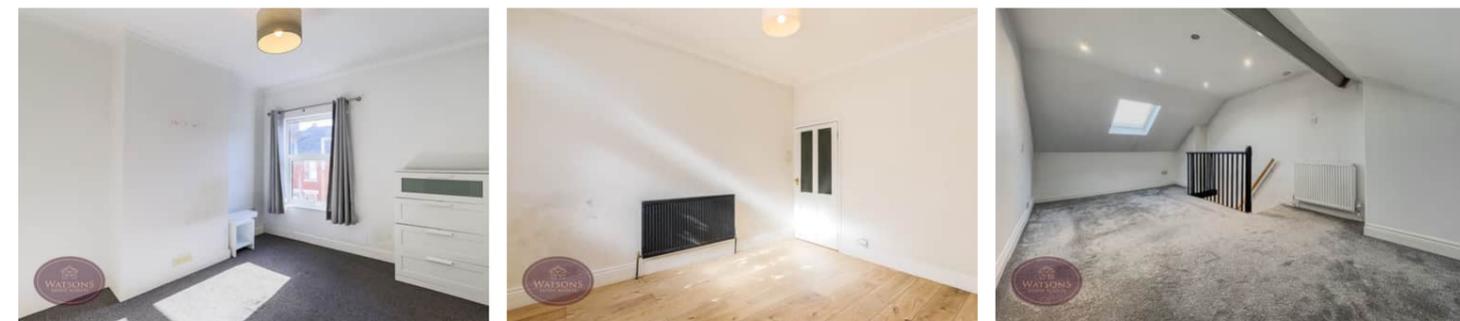


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	84
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 30095508

- Mid Terraced Victoria House
- 2 Double Bedroom Plus Loft Room
- 2 Reception Rooms
- Downstairs Shower Room
- Open Views Over Kimberley Cricket Club
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- No Upward Chain

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



***** STEP ONTO THE LADDER IN STYLE ***** Located in walking distance to Kimberley town centre is this deceiving two/three bedroom terraced property brought to the market with no upward chain. Features include two reception rooms, two double bedrooms, a loft room, and a private garden backing onto the cricket pitch. Briefly comprising; lounge, inner hallway, cellar, dining room, kitchen, shower room. To the first floor, two double bedrooms, and to the second floor, loft room. Outside, to the rear is a good sized garden with an open aspect to the rear backing onto the cricket pitch. If convenience is high on your wish list, this could be the home to you, Kimberley town centre is a short stroll away where you'll find a supermarket, shops, pubs and much more, along with favoured schools and excellent road and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.86m x 3.27m (12' 8" x 10' 9") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, wood effect laminate flooring, radiator and door to the dining room

Dining Room

4.87m x 3.26m (16' 0" x 10' 8") Radiator, stairs to the first floor and doors to the cellar and kitchen.

Kitchen

2.86m x 2.75m (9' 5" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine. UPVC double glazed window to the side, radiator, door to the rear garden and door to the shower room.

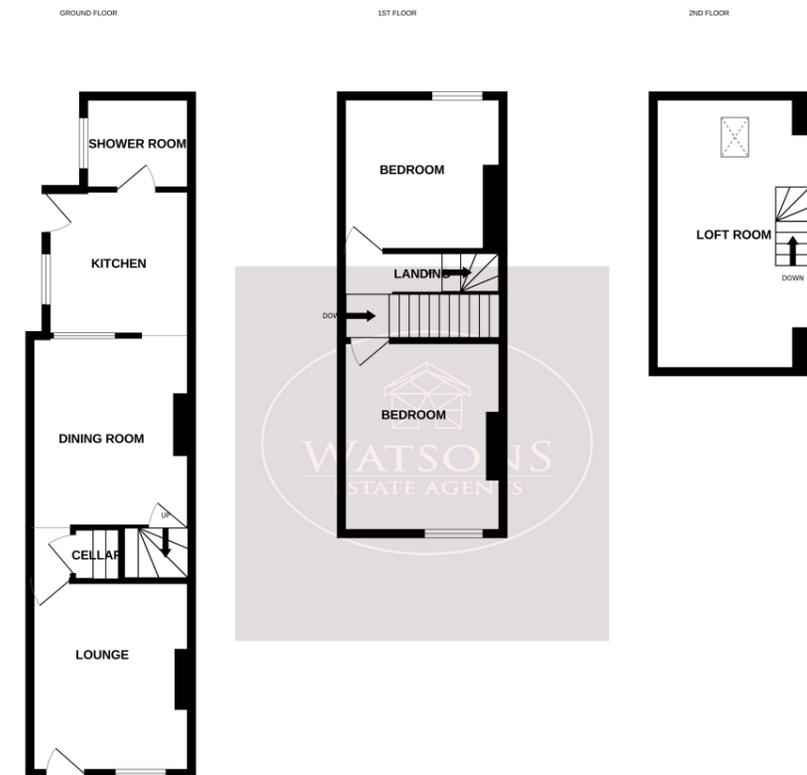
Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, radiator and wall mounted combination boiler.

First Floor

Landing

Doors to both bedrooms and stairs to the loft room.



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 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 Heteropic 02/20

Bedroom 1

3.92m x 3.2m (12' 10" x 10' 6") UPVC double glazed window to the front and radiator.

Bedroom 2

3.27m x 2.96m (10' 9" x 9' 9") UPVC double glazed window to the rear and radiator.

Second Floor

Loft Room

5.47m x 3.17m (17' 11" x 10' 5") UPVC double glazed velux window to the rear and radiator.

Outside

The rear garden offers a good level of privacy with open views over Kimberley Institute Cricket Club and comprises a paved patio seating area, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side leading to the side alley. The front of the property is palisaded by brick wall.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is around 8 years old. It was last serviced in 2025.