

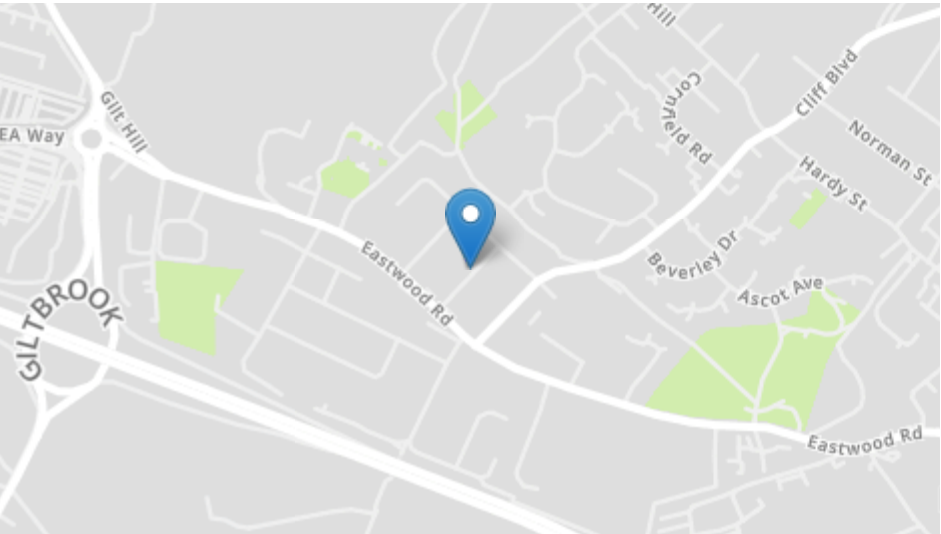
Jubilee Street, Kimberley, NG16 2HE

Offers Over £140,000



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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	46	
(21-38) F		
(1-20) G		77
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- In Need of Modernisation
- 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 - 29394087

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



*** YOU'LL BE CELEBRATING AT JUBILEE STREET *** Brought to the market with no upward chain, a brilliant first time buy or investment opportunity with this traditional two bedroom terraced property located in close proximity to Kimberley town centre. The property requires some general updating, but offers buyers the chance to create your perfect home. Features include two reception rooms, two double bedrooms, and a south-east facing rear garden. Briefly comprising; lounge, dining room, kitchen, bathroom. To the first floor, two double bedrooms. Outside, to the rear is a south-east facing garden, perfect for summer entertaining. Ideally located within easy reach of Kimberley town centre, there are superb nearby amenities including the Giltbrook retail park, excellent road and commuter links, and all of the shops, cafes and bars that Kimberley has to offer. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.63m x 3.29m (11' 11" x 10' 10") UPVC double glazed window to the front, brick built fire place with inset fire, door to the inner hall.

Inner Hall

Door to the storage cupboard and door to the dining room.

Dining Room

3.74m x 3.40m (12' 3" x 11' 2") UPVC double glazed window to the rear, wood effect laminate flooring, feature fire place with inset fire, door to the stairs to the first floor and door to the kitchen.

Kitchen

2.53m x 1.74m (8' 4" x 5' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, space for cooker, tiled flooring, uPVC double glazed window to the side and door to the rear garden. Door to the 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 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 quality or efficiency can be given.
Made with Metropix 12/25

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail and obscured uPVC double glazed window to the side.

First Floor

Bedroom 1

3.72m x 3.32m (12' 2" x 10' 11") UPVC double glazed window to the rear, storage cupboard and radiator. Access to the attic.

Bedroom 2

3.48m x 3.32m (11' 5" x 10' 11") UPVC double glazed window to the front and radiator.

Outside

The rear garden comprises a paved patio seating area, artificial lawn, raised flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by wall to the perimeter with gated access to the side leading to the side alley.

AGENTS NOTE

The seller has informed us of the following information : there is no central heating in the property only electric fires, the back boiler for hot water is in the dining room.