

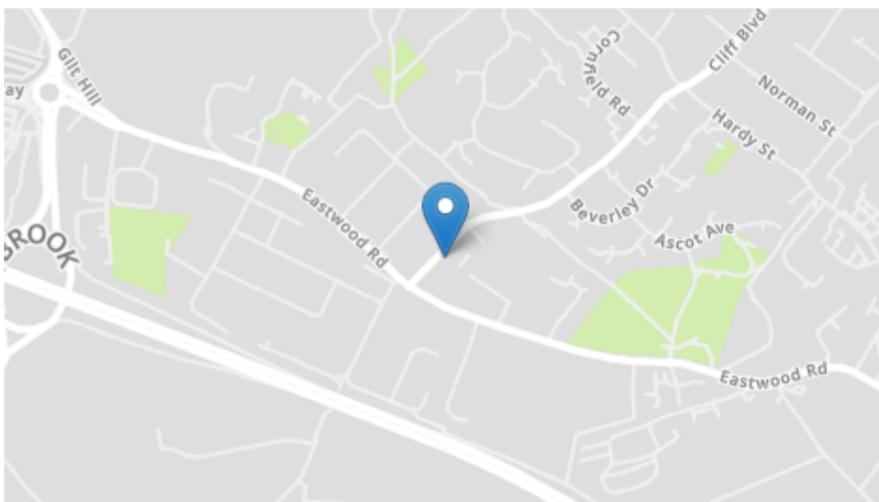
Maws Lane, Kimberley, NG16 2JG

£150,000

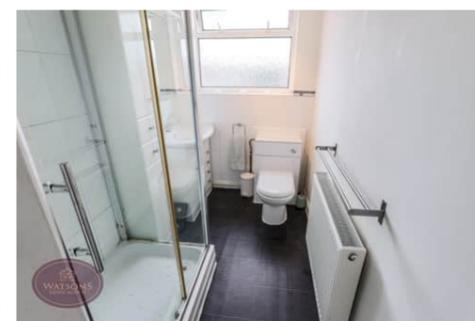


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Utility Room
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home or Investment

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 - 29954479

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



\*\*\* THE 'MAW' YOU SEE IT, THE 'MAW' YOU'LL WANT IT \*\*\* Step onto the property ladder in style with this well presented two bedroom terraced property ideally located close to Kimberley town centre. Features include two reception rooms, two double bedrooms, a utility, and rear garden. The accommodation comprises in brief; lounge, dining room and opening into the kitchen and door to the utility. On the first floor, the landing leads to the two double bedrooms and shower room. Outside, there is an artificial lawned rear garden with a patio area, brick built outhouse and fencing to the perimeter. The location is favourable being within walking distance to amenities and the Rainbow One bus route with regular buses into Nottingham City Centre, Eastwood and Alferton. Giltbrook retail park and Kimberley Town Centre are also a short drive away. For more information, or to book your viewing, call Watsons today.

## Ground Floor

### Lounge

4.21m x 3.48m (13' 10" x 11' 5") UPVC double glazed window and door to the front, wood effect laminate flooring, stairs to the first floor, radiator and door to the dining room.

### Dining Room

3.69m x 3.44m (12' 1" x 11' 3") Single glazed wooden window to the rear, wood effect laminate flooring, radiator and door to the kitchen.

### Kitchen

2.56m x 1.62m (8' 5" x 5' 4") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Single glazed wooden window to the side and door to the utility room.

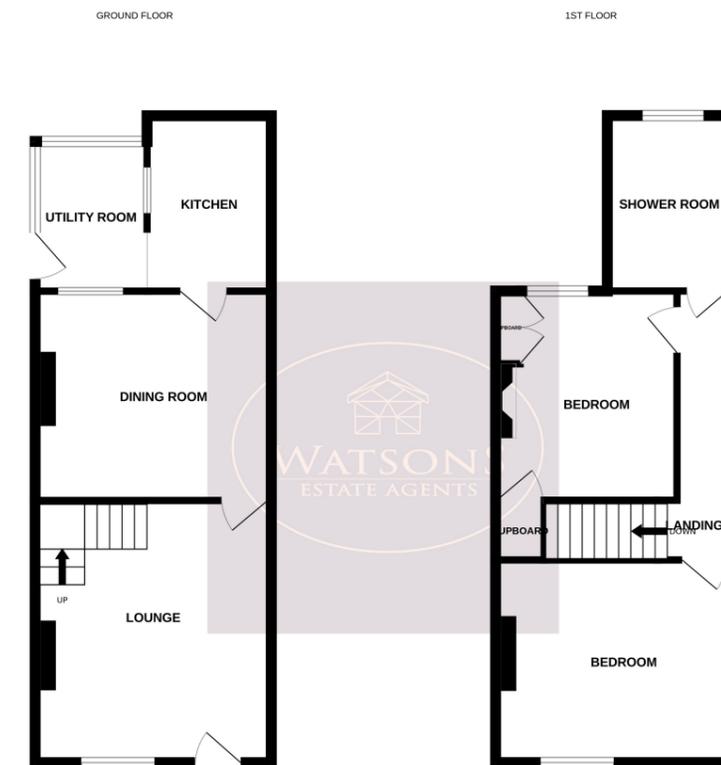
### Utility Room

2.1m x 1.39m (6' 11" x 4' 7") UPVC double glazed windows to the rear and side, plumbing for washing machine and door to the rear garden.

## First Floor

### Landing

Access to the attic 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 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 Metrixpro 10/2016

### Bedroom 1

3.96m x 3.14m (13' 0" x 10' 4") UPVC double glazed window to the front and wood effect laminate flooring.

### Bedroom 2

3.7m x 2.91m (12' 2" x 9' 7") UPVC double glazed window to the rear, fitted wardrobe/storage cupboard housing the combination boiler. Original feature fire place and radiator.

### Bathroom

3 piece suite comprising WC, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the rear, radiator and extractor fan.

### Outside

The front of the property is palisaded by original stone brick wall. The low maintenance rear garden comprises a paved patio, door to the brick built outhouse offering further storage space, artificial lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side leading to the side alley.

### Agents Note

The seller has provided us with the following information: the boiler is located in the back bedroom and is 5 years old. It was last serviced in 2021.