

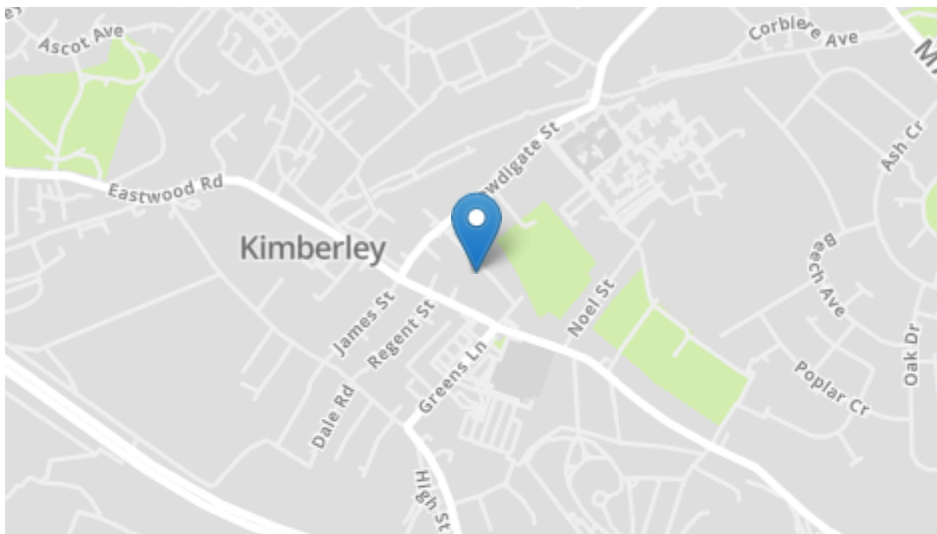
Victoria Street, Kimberley, NG16 2NH

Offers Over £160,000



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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 - 29094975

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.



- Mid Terrace House
- 2 Double Bedrooms
- Generous Dining Kitchen
- Conservatory
- Private Rear Garden Overlooking Kimberley Cricket Club
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain
- Ideal First Home or Investment

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* PERFECT FIRST HOME \*\*\* A superb starter home in the heart of Kimberley! Brought to the market with no upward chain, a well presented two bedroom terraced home, with two generous reception rooms, conservatory, and private rear garden backing onto Kimberley cricket club. Briefly comprising; lounge, dining/kitchen, cellar, conservatory. To the first floor, two bedrooms and shower room. Outside, to the rear is a generous and private garden, which overlooks Kimberley cricket club. Ideally located in walking distance to the towns amenities, including shops, bars, a supermarket, cafe's and schools. Nearby road links include the A610 for easy access to the city and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.57m x 3.46m (11' 9" x 11' 4") UPVC double glazed window to the front, radiator, door to the dining kitchen.

Dining Kitchen

3.77m x 3.38m (12' 4" x 11' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, wood effect laminate flooring, door to the cellar and stairs to the first floor. UPVC double glazed window to the rear and French doors to the conservatory.

Conservatory

3.6m x 2.06m (11' 10" x 6' 9") Brick & uPVC double glazed construction, wood effect laminate flooring, radiator and French doors to the rear garden.

First Floor

Landing

Door to the airing cupboard housing the combination boiler. Access to the attic and doors to both bedrooms and bathroom.

Bedroom 1

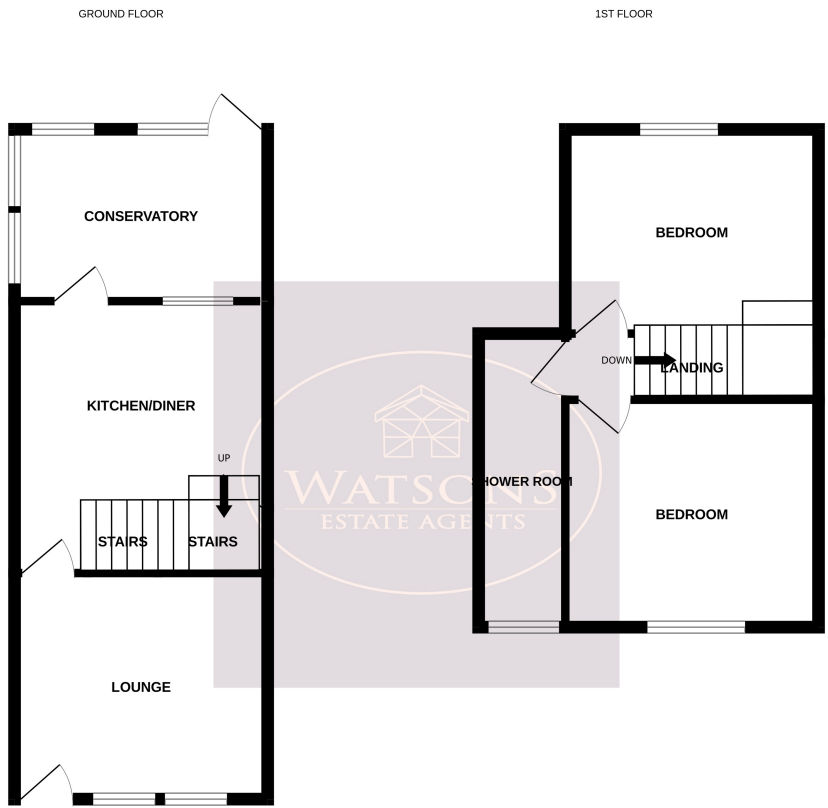
3.76m x 3.5m (12' 4" x 11' 6") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.56m x 2.83m (11' 8" x 9' 3") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator, wood effect laminate flooring and obscured uPVC double glazed window to the front.



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 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.  
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Outside

The front of the property comprises gravel beds and is palisaded by original brickwork. The rear garden offers a good level of privacy with open views over Kimberley Cricket Club and comprises a paved patio, gravel seating area, a generous lawn, flower bed borders with a range of plants & shrubs and is enclosed by wall & timber fencing to the perimeter with gated access to the side.