

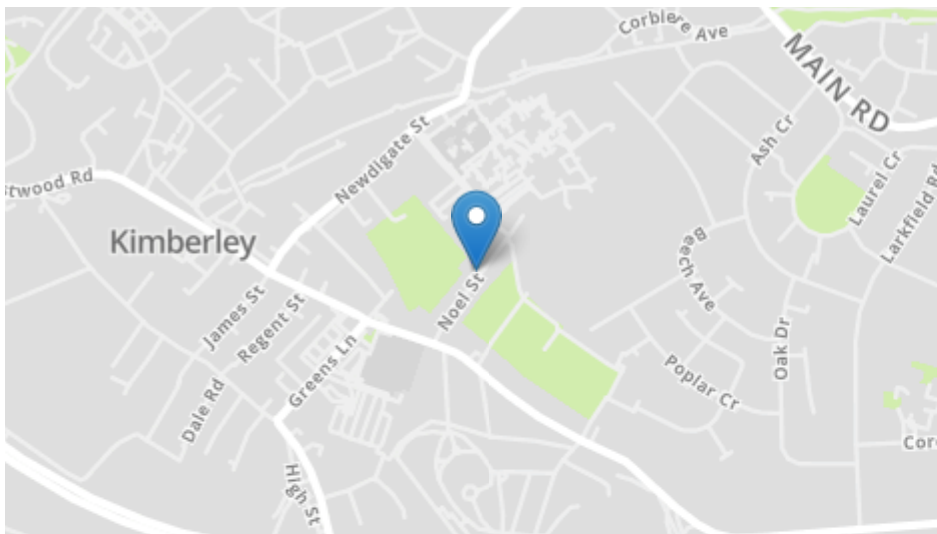
Noel Street, Kimberley, NG16 2NF

Guide Price £140,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

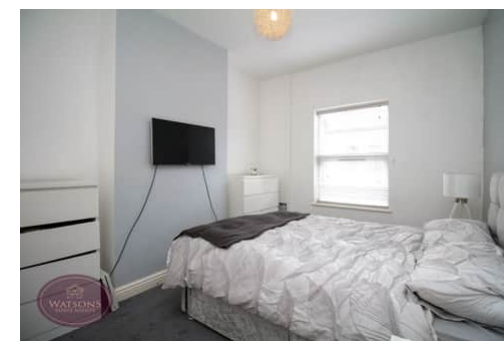
or email

mail@watsons-residential.co.uk

Ref - 29091034

- Mid Terrace House
- 2 Double Bedrooms
- Generous Lounge
- Private Rear Garden with Open Views
- Walking Distance To Kimberley Town Centre
- Cul De Sac Location
- Excellent Road & Public Transport Links
- Ideal First Home or Investment

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



*** GUIDE PRICE £140,000 - £150,000 *** JUMP ONTO THE LADDER*** A brilliant first time buy, right in the heart of Kimberley town centre, a two bedroom traditional terraced home with an open aspect to the rear backing onto the cricket pitch. Brought to the market with no upward chain. Briefly comprising; lounge, breakfast kitchen. To the first floor, two good sized bedrooms and bathroom. There is also a useful loft room. Outside, to the rear is a low maintenance rear garden with an open aspect, perfect for cricket fans! Located in walking distance to Kimberley town centre, nearby amenities include pubs, coffee shops, a supermarket and schools. The A610 and M1 at J26 are close by, so access to the city is a breeze. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.77m x 3.74m (12' 4" x 12' 3") UPVC double glazed window to the front, feature fire place and radiator. door to the kitchen.

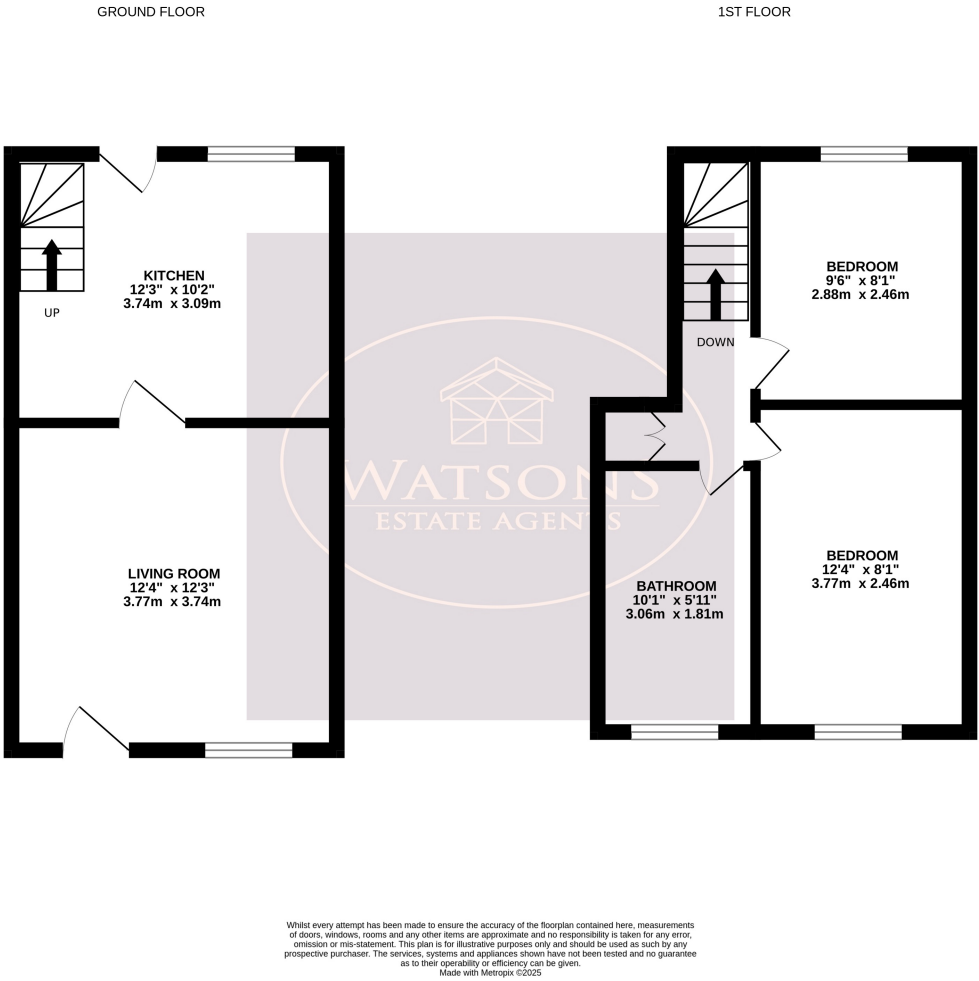
Kitchen

3.74m x 3.09m (12' 3" x 10' 2") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, space for cooker with extractor over. Tiled flooring, uPVC double glazed window to the rear, wall mounted boiler and door to the rear garden.

First Floor

Landing

Storage cupboard, access to the loft room (fully boarded with power and velux window) and doors to both bedrooms and bathroom.



Bedroom 1

3.77m x 2.46m (12' 4" x 8' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

2.88m x 2.46m (9' 5" x 8' 1") UPVC double glazed window to the rear with open views and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the front, chrome heated towel rail and wood effect laminate flooring.

Outside

The rear garden offers a good level of privacy with open views over Kimberley Institute Cricket Club and comprises gravel beds, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side alley.