

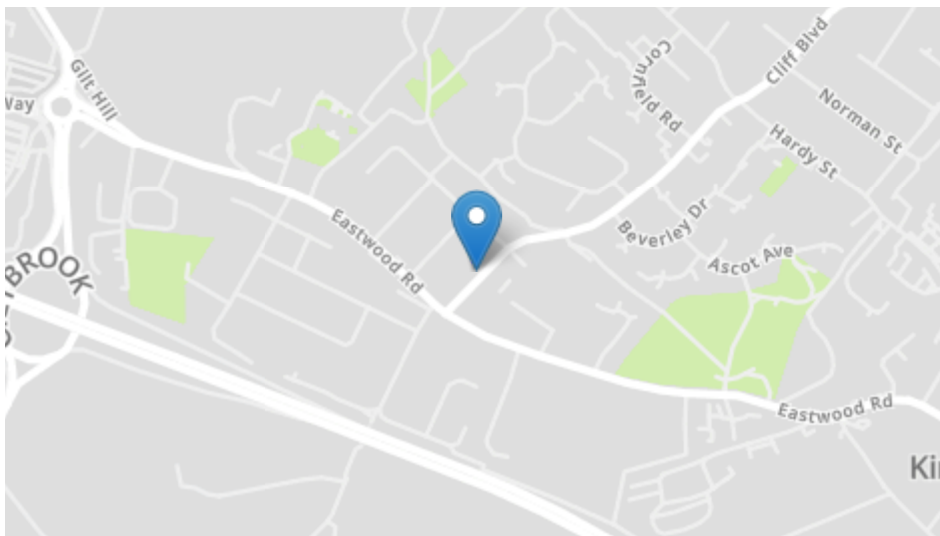
Maws Lane, Kimberley, NG16 2JB

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian Terrace House
- 2 Bedrooms
- Breakfast Kitchen
- Private Rear Garden
- Short Distance from Amenities
- Popular Residential Location
- Excellent Road & Public Transport Links
- First Time Buyer or Investor Opportunity

Our Seller says....

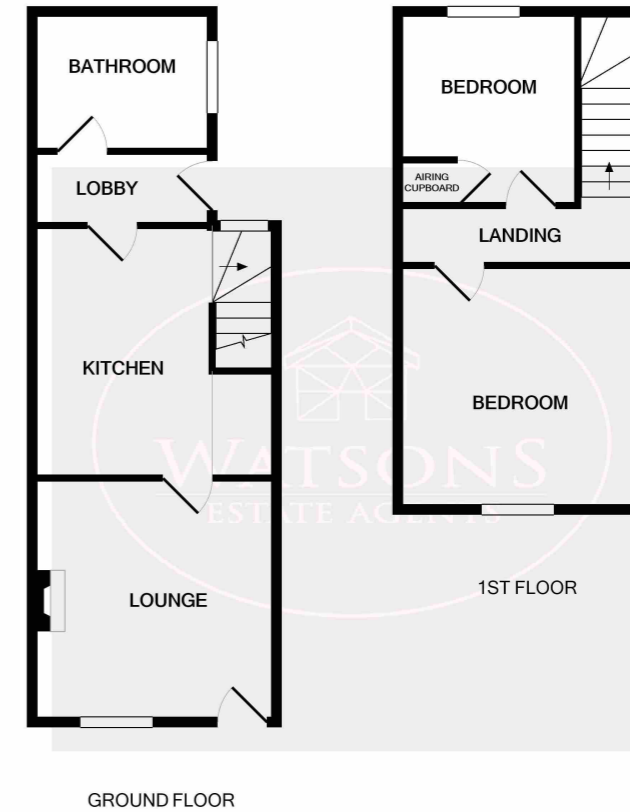
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28416924

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.
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WHAT 'MAW' COULD YOU WANT! A great opportunity for first time buyers, investors and downsizers alike. Ideally located in walking distance to Kimberley town centre, a fantastic two double bedroom Victorian terraced home benefiting from a private rear garden, modern dining kitchen, and two double bedrooms. Briefly comprising, lounge, dining kitchen, rear lobby, bathroom. To the first floor, two double bedrooms. Outside, to the rear is a private garden with outhouse. Positioned in walking distance to Kimberley town centre, an array of shops and amenities are on your doorstep, along with great transport links giving access to Nottingham and beyond. Contact Watsons to arrange your viewing.

Ground Floor

Lounge

3.45m x 3.42m (11' 4" x 11' 3") UPVC double glazed window and entrance door to the front, electric fire with fire place surround, wood effect laminate flooring, radiator and door to the breakfast kitchen.

Breakfast Kitchen

3.32m x 2.45m (10' 11" x 10' 10") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & hob with filter hood over. Plumbing for washing machine, stairs to the first floor, uPVC double glazed window to the rear and door to the rear lobby.

Lobby

Doors to the bathroom & garden.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Obscured uPVC double glazed window to the side, chrome heated towel rail and extractor fan.

First Floor

Landing

Access to the attic (fully boarded with drop down ladder) and doors to both bedrooms.

Bedroom 1

3.49m x 3.41m (11' 5" x 11' 2") UPVC double glazed window to the front and radiator.

Bedroom 2

2.39m x 2.32m (7' 10" x 7' 7") UPVC double glazed window to the rear, radiator and built in storage cupboard housing the combination boiler.

Outside

The rear garden is tiered and comprises of a paved patio area, gravel bed sections with sleeper borders and a turfed lawn. The garden is enclosed by timber fencing and a brick built wall.