

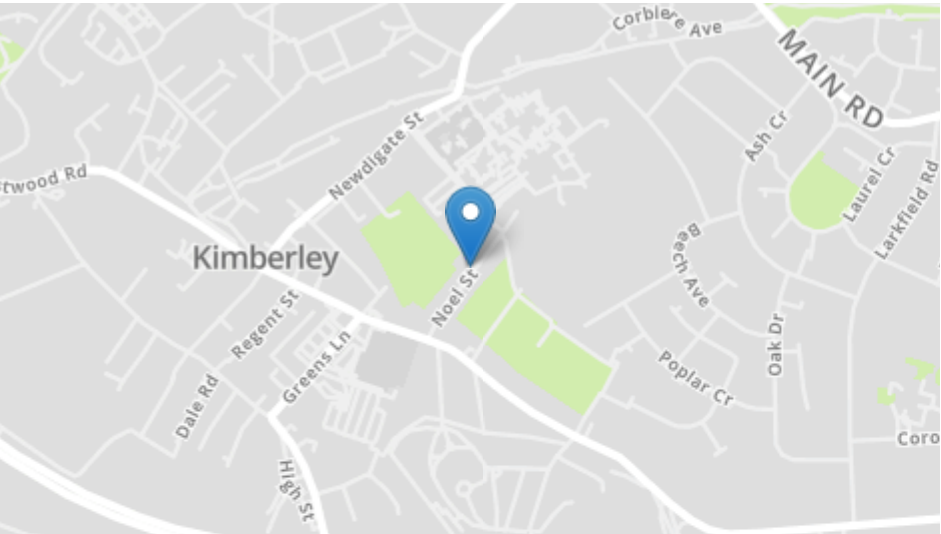
Noel Street, Kimberley, NG16 2NF

£175,000



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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 - 29919591



- Victorian Mid Terrace
- 2 Double Bedrooms
- 2 Reception Rooms
- West Facing Rear Garden With Views Over Kimberley Cricket Ground
- Well Presented Throughout
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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
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*** CHARACTER & CONVENIENCE *** This bay fronted Victorian terrace is situated within walking distance to Kimberley Town Centre and presents a great opportunity for a first time buyer. The accommodation comprises in brief; entrance hall, lounge with bay window, dining room and a kitchen overlooking the rear courtyard. On the first floor the landing leads to the 2 double bedrooms - one with views over the cricket ground - and a spacious bathroom which is fitted with a white 4 piece suite including a roll top bath. Outside, there is a courtyard to the rear enclosed by timber fencing with gated access to the side. Noel Street is located just outside Kimberley Town Centre which offers a range of independent shops, cafes, pubs and amenities including a doctors surgery and dentist. Bus stops are within walking distance with regular routes to Nottingham City Centre amongst other destinations. For buyers that need to commute the A610 is just a short drive away and leads to junction 26 of the M1 motorway. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, wood effect laminate flooring, stairs to the first floor, radiator and doors to the lounge and dining room.

Lounge

4.44m into the bay x 3.69m (14' 7" x 12' 1") UPVC double glazed bay window to the front, fire place with cast iron fire and wooden surround, wood effect laminate flooring, radiator and light blocks to the dining room.

Dining Room

3.8m x 3.64m (12' 6" x 11' 11") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and door to the kitchen.

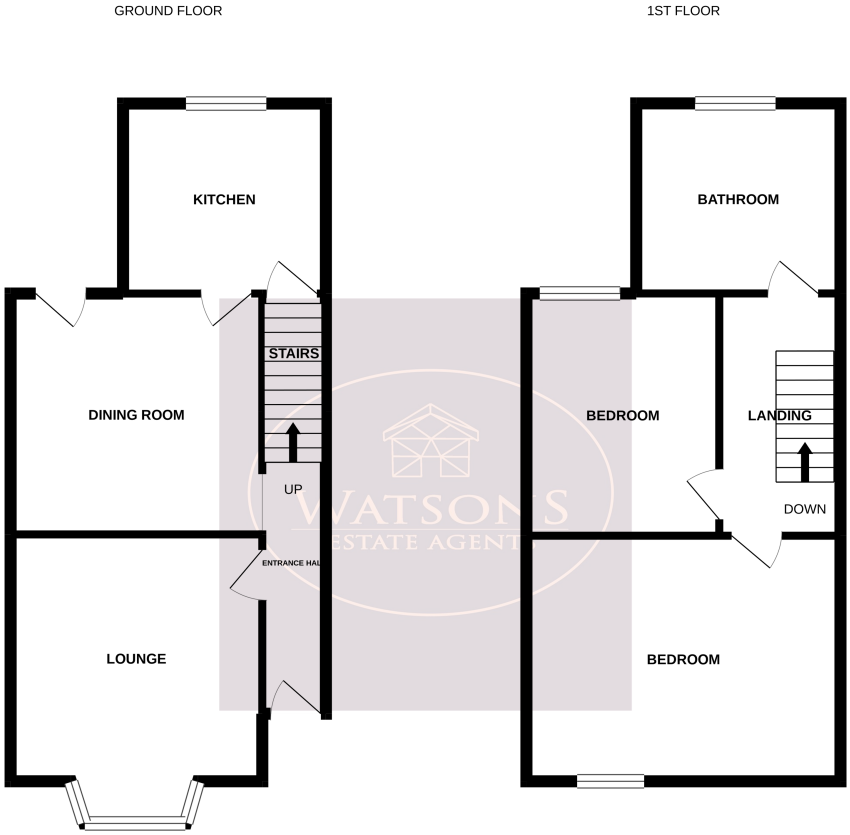
Kitchen

3.04m x 2.88m (10' 0" x 9' 5") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over, plumbing for washing machine, tiled flooring, uPVC double glazed windows to the rear and door to the cellar.

First Floor

Landing

Access to the attic and doors to the 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 operability or efficiency can be given.
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Bedroom 1

4.76m x 3.69m (15' 7" x 12' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

3.65m x 2.95m (12' 0" x 9' 8") UPVC double glazed window to the rear with views over the cricket ground and radiator.

Bathroom

3.0m x 2.51m (9' 10" x 8' 3") 4 piece suite in white comprising WC, vanity sink unit, freestanding rolled top bath and shower cubicle with dual rainfall effect shower. Ceiling spotlights, airing cupboard housing the combination boiler, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The rear paved courtyard enjoys a good level of privacy and is enclosed by timber fencing and wall borders to the perimeter with right of access through the neighbouring garden.

Agents Note

The seller has provided us with the following information: the boiler is located in the bathroom and is 5 years old. Last serviced when installed.