

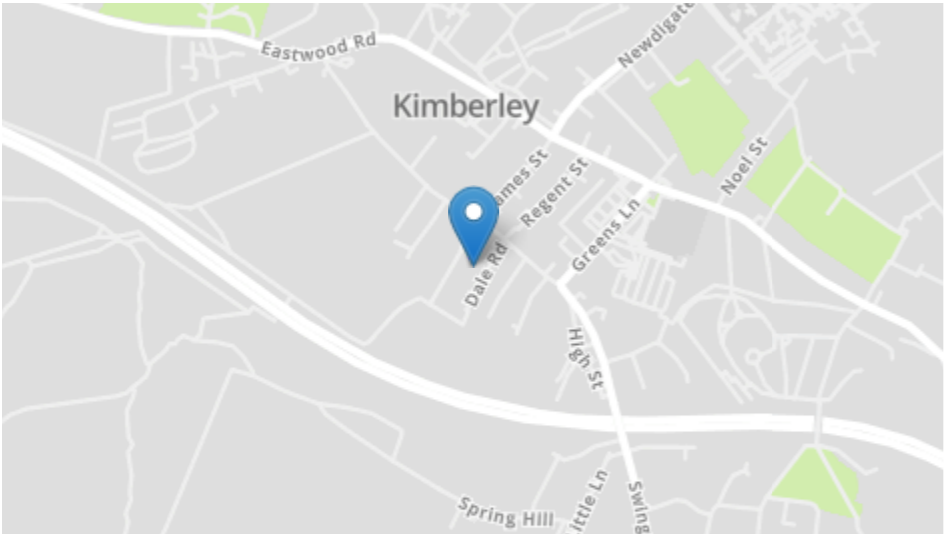
Dale Road, Kimberley, NG16 2LU

Offers Over £180,000



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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 - 29250069

- Mid Terraced House
- 2 Double Bedrooms with Attic Room
- 2 Reception Rooms
- West Facing Rear Garden
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment

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



*** MORE THAN MEETS THE EYE! *** With 2 reception rooms, 2 DOUBLE bedrooms, an attic room and great garden, this terrace home offers great space. Located on a favoured street just a short walk from Kimberley Town Centre, it would be a great first purchase or investment. In brief, the accommodation comprises: lounge, dining room, kitchen and bathroom to the ground floor, with the upstairs landing to the 2 bedrooms. Outside, the lovely lawned rear enjoys a high level of privacy making it a great space to enjoy the Summer sun. On street parking to the front. As well as a wealth of amenities including favoured schools within walking distance, there is also beautiful countryside on the doorstep. Transport links are also excellent, with a regular bus & tram service nearby and easy access to the M1 motorway. Call us now to arrange a viewing.

Ground Floor

Lounge

3.64m x 3.35m (11' 11" x 11' 0") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, inset multifuel burner, traditional radiator and door to the dining room.

Dining Room

3.67m x 3.64m (12' 0" x 11' 11") Original single glazed sash window to the rear, radiator, wood effect laminate flooring, stairs to the first floor and door to the kitchen.

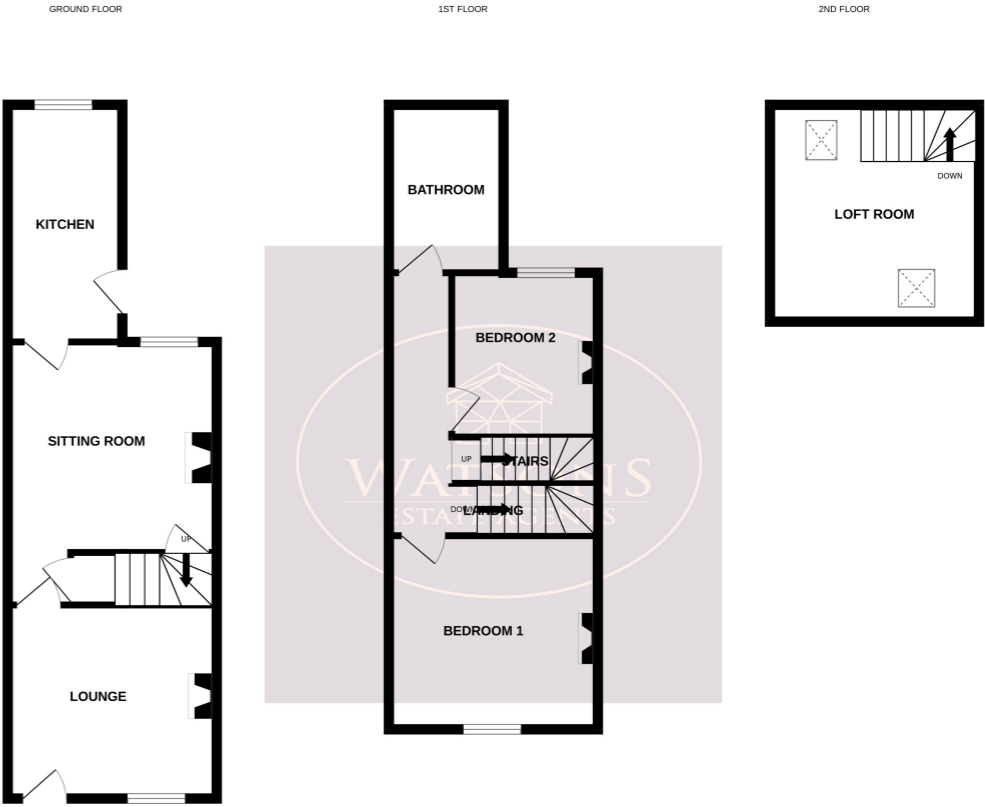
Kitchen

4.18m x 1.96m (13' 9" x 6' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit with flexi tap. Spaces for cooker, plumbing for washing machine & dishwasher. UPVC double glazed windows to the rear & side, radiator, tiled flooring and door to the rear garden.

First Floor

Landing

Radiators at top and bottom of the stairs, doors to both bedrooms and bathroom. Stairs to the attic room.



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

3.64m x 3.33m (11' 11" x 10' 11") UPVC double glazed window to the front, traditional radiator, built in wardrobe, exposed wooden flooring and vertical radiator.

Bedroom 2

2.59m x 2.33m (2.73m max) (8' 6" x 7' 8") UPVC double glazed window to the rear, built in storage cupboard, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Chrome heated towel rail, airing cupboard housing the combination boiler and velux window.

Second Floor

Attic Room

3.91m (max) x 3.52m (12' 10" x 11' 7") Exposed wooden flooring, 2 velux windows, radiator, traditional fireplace.

Outside

The West facing rear garden comprises a paved patio seating area, turfed lawn, timber built shed with power, external tap and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.