

Brewery Street, Kimberley, NG16 2JS

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terrace House
- 2 Double Bedrooms
- Newly Fitted Kitchen & Bathroom
- Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Buy or Investment
- Viewing Recommended

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 - 29417838

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





\*\*\* TAKE YOUR FIRST STEP \*\*\* Whether you're looking for a buy to let investment or are taking that first step on the property ladder, this mid terrace is nestled on a quiet street, close to Kimberley town centre and benefitting from a recently fitted kitchen & bathroom. The accommodation comprises; lounge, breakfast kitchen, two double bedrooms and a first floor bathroom. Outside, there is a lawned garden to the rear enclosed by a brick wall and timber fencing. Brewery Street runs between Edgwood Road & Station Road and is just a few minutes walk from Kimberley Town Centre where there are a range of shops, amenities and public services. Regular buses run through the town to various destinations including Nottingham City Centre and Alferton. Properties in this location and price range, don't ted to hang around for long so call our team and book your viewing today!

## Ground Floor

### Lounge

3.99m x 3.90m (13' 1" x 12' 10") Composite entrance door, uPVC double glazed window to the front, radiator and door to the inner hall.

### Inner Hall

Stairs the first floor and door to the breakfast kitchen.

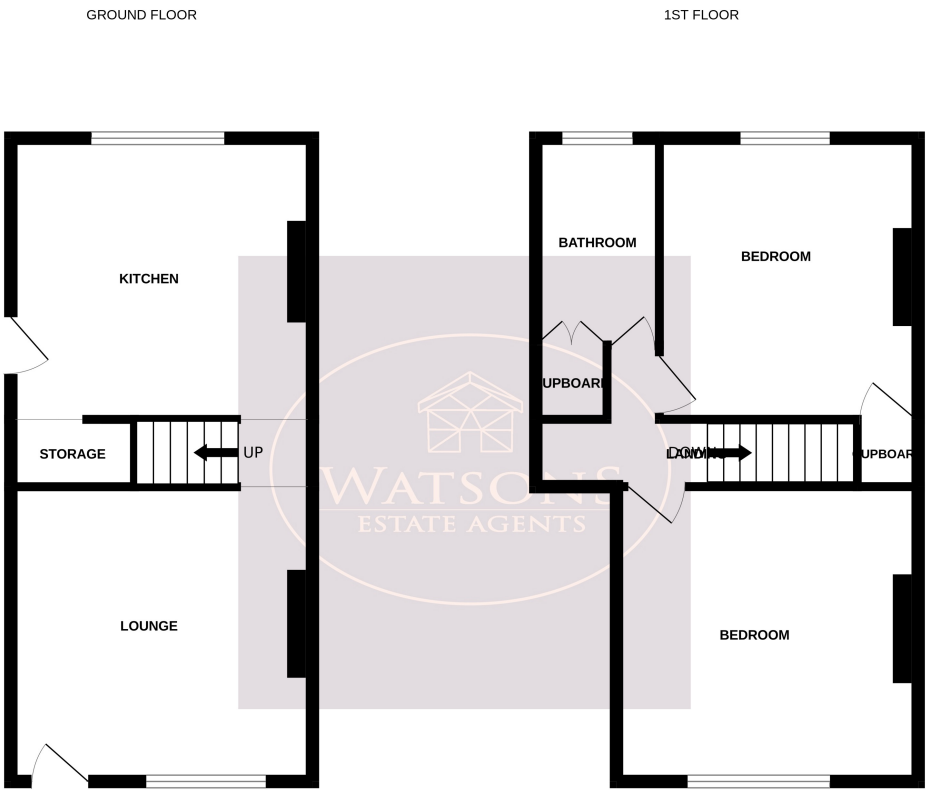
### Breakfast Kitchen

3.99m x 3.83m (13' 1" x 12' 7") A range of matching wall & base units, work surfaces incorporating and sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine and dishwasher. Integrated wall mounted boiler, uPVC double glazed window to the rear, radiator, tiled flooring, under stairs storage and door to the rear garden.

## First Floor

### Landing

Access to attic, doors to 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.  
Made with Metropix 6/2025

### Bedroom 1

4.26m x 3.79m (14' 0" x 12' 5") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.74m x 3.51m (12' 3" x 11' 6") UPVC double glazed window to the rear, over stair storage cupboard and radiator.

### Bathroom

3 piece suite in white comprising: WC, pedestal sink unit and bath with mains fed shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the rear of the property there is a lawned garden enclosed by a brick wall and timber fencing.

## AGENTS NOTE

Agents Note: The seller has provided us with the following information; The boiler is located the kitchen, it is 3 years old and was serviced in January 2025. The kitchen & bathroom is recently refitted.