

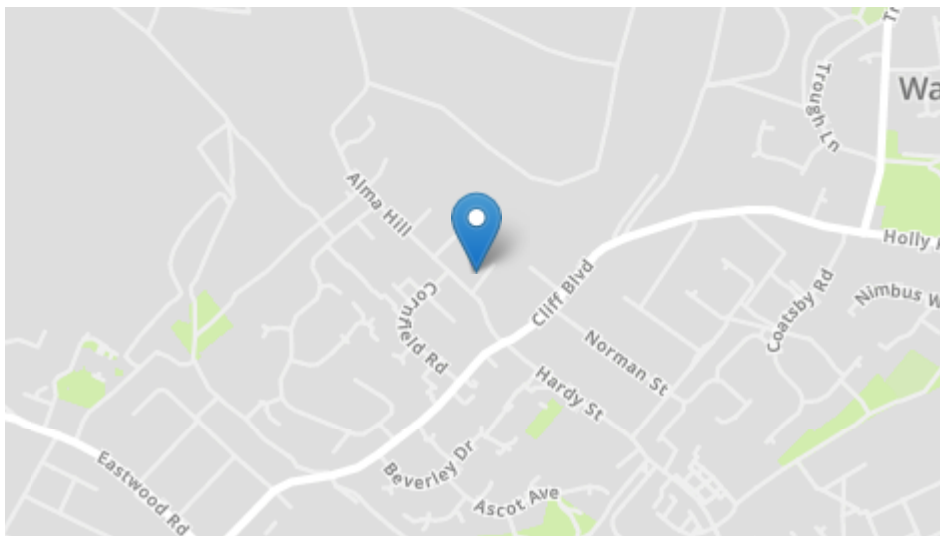
Branklene Close, Kimberley, NG16 2NY

£175,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



- Mid Terrace House
- 3 Bedrooms
- Fitted Kitchen Diner
- Downstairs WC
- Private Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 27387483

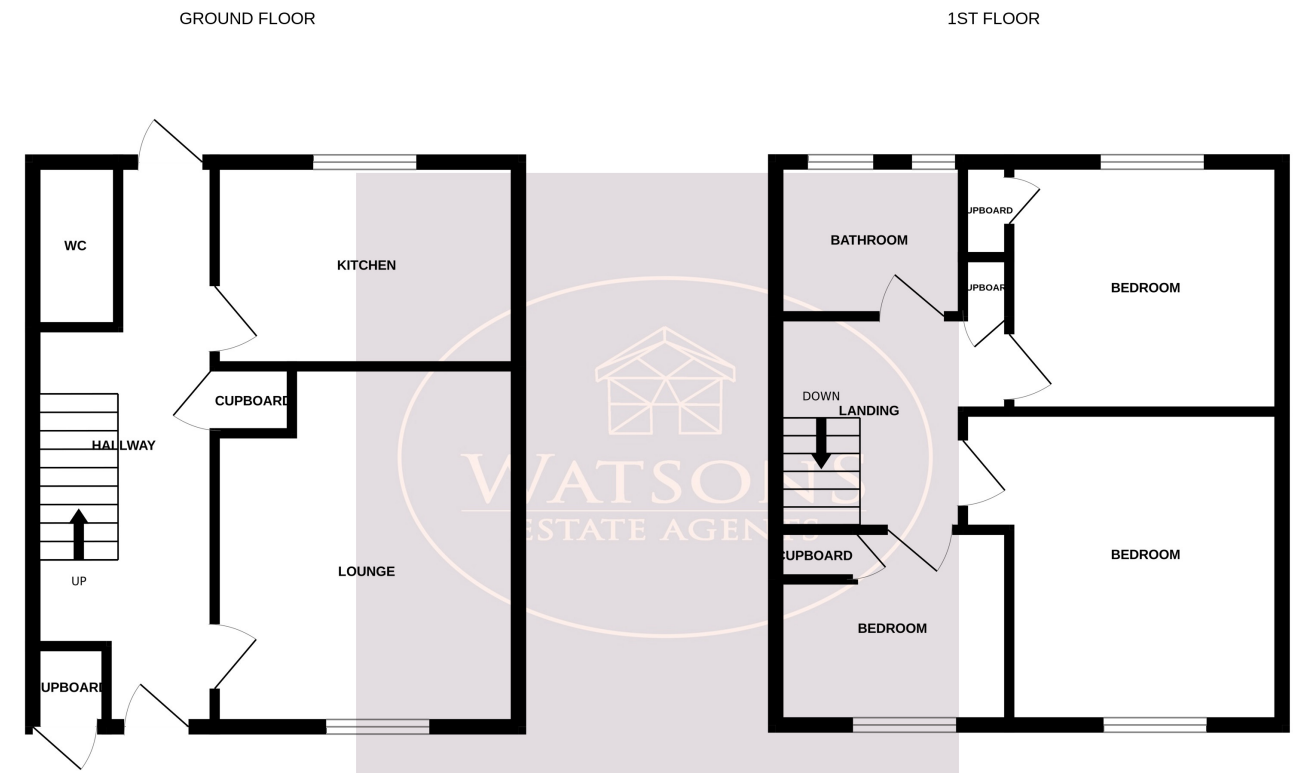
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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
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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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**\*\*\* ATTENTION FIRST TIME BUYERS & INVESTORS \*\*\*** This town house on the outskirts of Kimberley offers more space and ticks boxes you might not expect at this price point. Coming to the market with **NO UPWARD CHAIN**, it would be a perfect first home or rental. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, downstairs wc, upstairs landing to the 3 good size bedrooms and family bathroom. Outside, there are ample lawned gardens to front & back, whilst a good amount of on street parking is available. Kimberley Town Centre is only 1 mile away and there are key road links with the A610 & M1 motorway too. Call our sales team now to step onto to get a firm foot on the property ladder now!

## Ground Floor

### Storm Porch

Entrance door and door to the outside storage cupboard.

### Entrance Hall

Stairs to the first floor, wood effect laminate flooring, built in storage cupboard and doors to the lounge, kitchen, WC and rear garden.

### Lounge

4.20m x 3.54m (13' 9" x 11' 7") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

### Dining Kitchen

3.54m x 2.38m (11' 7" x 7' 10") A range of matching wall & base units, space for cooker with extractor over, plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear and radiator.

### WC

1.92m x 0.99m (6' 4" x 3' 3") WC and vanity sink unit. Obscured uPVC double glazed window to the rear and radiator.

## First Floor

### Landing

Built in storage cupboard and doors to all bedrooms and bathroom.

### Bedroom 1

3.72m x 3.65m (12' 2" x 12' 0") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.18m x 2.91m (10' 5" x 9' 7") UPVC double glazed window to the rear, built in storage cupboard and radiator.

### Bedroom 3

2.72m x 2.27m (8' 11" x 7' 5") UPVC double glazed window to the front, storage cupboard and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Ceiling spotlights, radiator and 2 obscured uPVC double glazed windows to the rear.

### Outside

To the front of the property is a turfed lawn. The rear garden comprises a paved patio, turfed lawn, brick built outhouse and is enclosed by timber fencing to the perimeter.