

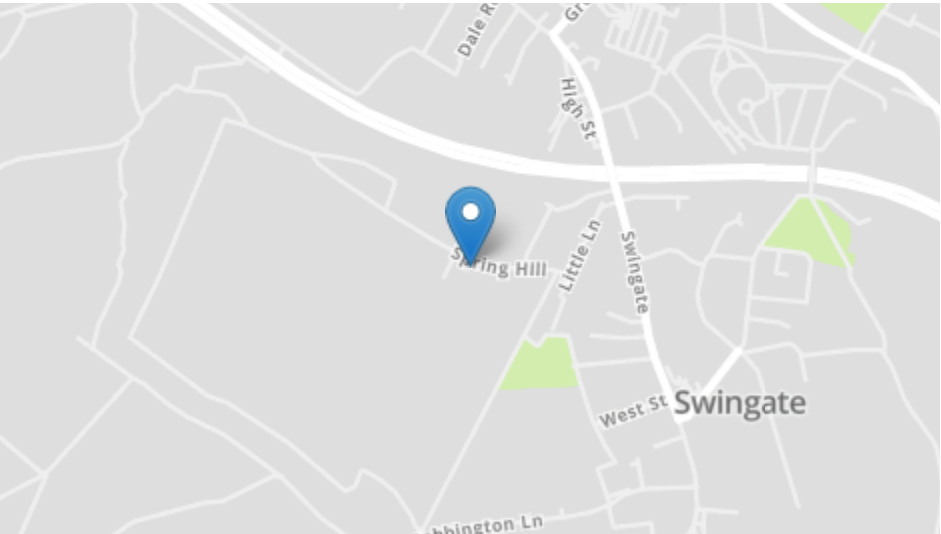
Spring Hill, Kimberley, NG16 2PF

Offers Over £190,000



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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>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- 3 Storey Victorian Mid Terrace House
- 3 Bedrooms
- 2 Reception Rooms
- Generous South West Facing Garden
- Open Views
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home

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 - 29876615

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





\*\*\* 'SWING' WHEN YOU'RE WINNING \*\*\* Located in the sought after 'Swingate' area of Kimberley is this superb three storey Victorian terraced property with wonderful open views over the surrounding countryside. Features include two/three reception rooms, a downstairs WC/Utility, three bedrooms, and a generous south-west facing rear garden. Briefly comprising; lounge, inner hallway with ample storage, reception room, kitchen, dining area, WC/Utility. To the first floor, two good sized bedrooms and bathroom, and to the second floor, a further bedroom. Outside, the property is located in a peaceful setting, away from main roads and offering beautiful panoramic views, whilst to the rear is a large, south-west facing garden. Swingate offers the best of both worlds, with Kimberley's shops and amenities on your door step, along with countryside walks for you and your furry friends. There are excellent road and transport links close by, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

4.36m x 3.69m (14' 4" x 12' 1") UPVC double glazed door and window to the front, radiator. Door to the inner hall.

Inner Hall

Stairs to the first floor. Door to the reception room.

Reception Room

3.7m x 3.64m (12' 2" x 11' 11") UPVC double glazed window to the rear and radiator. Door to the kitchen.

Kitchen

3.06m x 2.35m (10' 0" x 7' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Radiator, uPVC double glazed window to the side. Open to the dining area.

Dining Area

2.82m x 2.54m (9' 3" x 8' 4") Sliding patio doors to the rear garden and door to the WC/Utility Room.

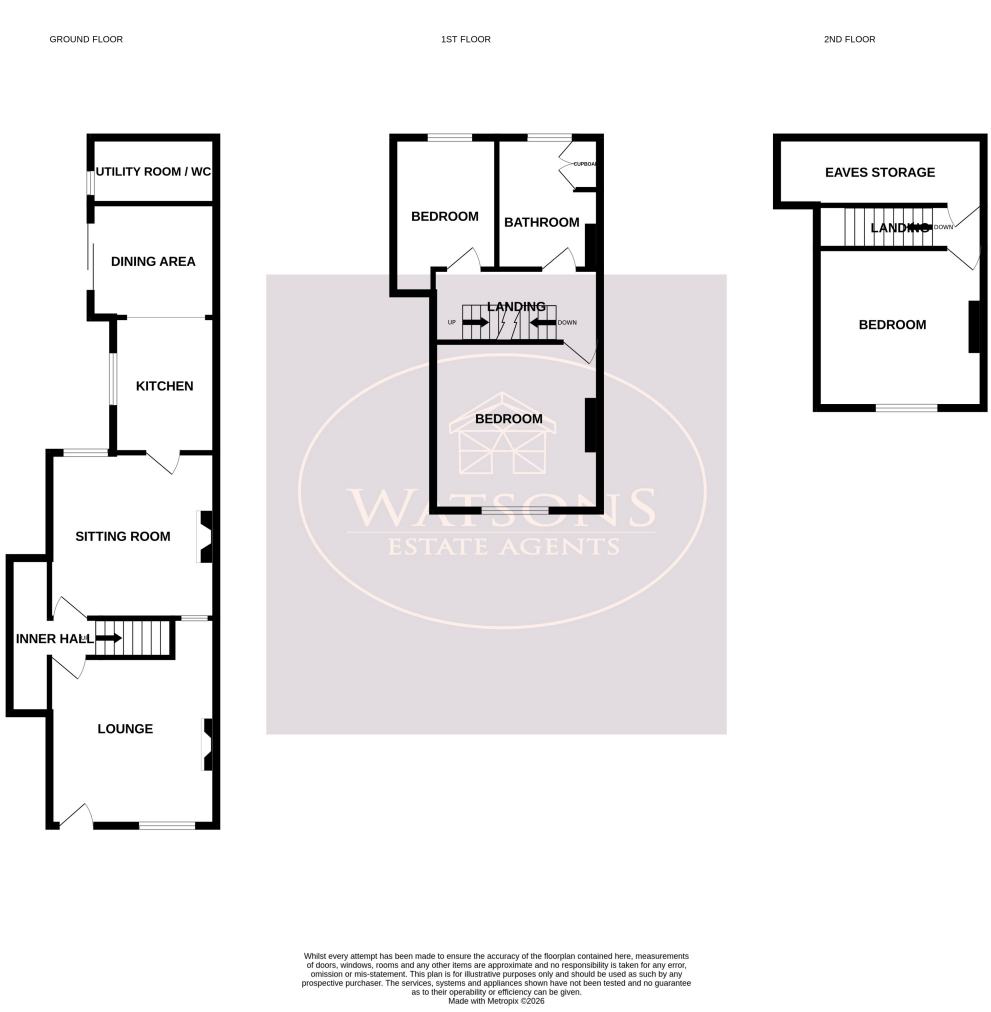
WC/Utility Room

Obscured uPVC double glazed window to the side, WC, vanity sink unit and plumbing for washing machine.

First Floor

Landing

Doors to bedrooms 1 & 3 and family bathroom. Stairs to bedroom 2.



Bedroom 1

3.76m x 3.46m (12' 4" x 11' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

3.66m x 2.17m (12' 0" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

Second Floor

Landing

Door to bedroom 2. Door to the eaves storage cupboard.

Bedroom 2

3.73m x 3.36m (12' 3" x 11' 0") UPVC double glazed window to the front and radiator.

Outside

The South West facing rear garden offers a good level of privacy and comprises a paved patio seating area, generous turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.