

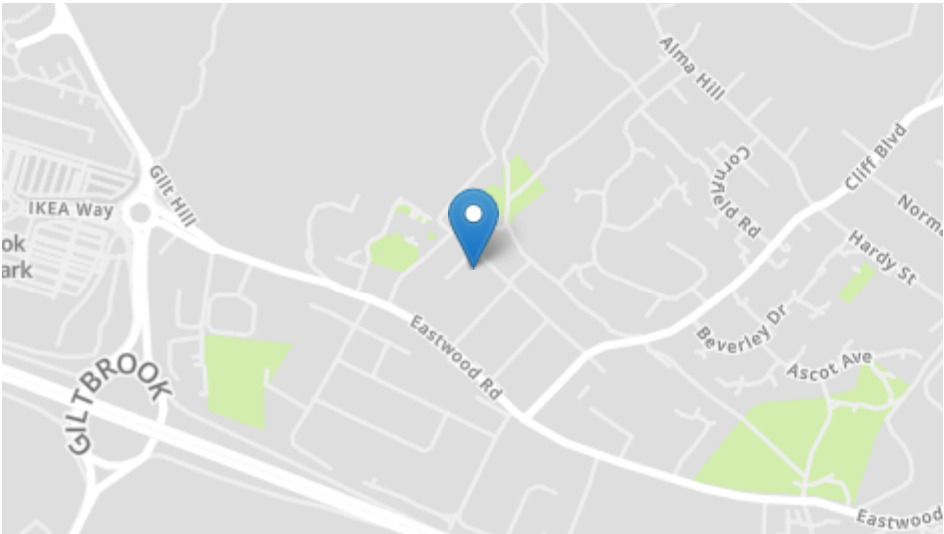
Glenfield Avenue, Kimberley, NG16 2HB

Offers Over £260,000



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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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Modern Fitted Dining Kitchen
- Conservatory
- Ample Off Road Parking & Garage
- Low Maintenance Garden
- Cul De Sac Location
- Excellent Road & Public Transport Links
- Fully Renovated

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 - 29193880

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





\*\*\* LOOKING FOR A 'READY TO MOVE IN' BUNGALOW? \*\*\* A wonderful detached bungalow lying in this popular cul-de-sac close to Kimberley town centre. Beautifully presented throughout, having been renovated by the current vendor, and benefiting from two bedrooms, a conservatory, spacious dining kitchen, detached garage, and private rear garden. Briefly comprising; entrance hallway, two bedrooms, shower room, lounge, dining kitchen, conservatory. Outside, driveway to the front providing ample off road parking, and to the rear a generous and private garden, along with a detached garage. Best of all - solar panels have been installed for energy efficiency, this gives significant saving on utility bills. Located in close proximity to Kimberley town centre, nearby amenities include a range of shops, cafe's and a supermarket, along with the Giltbrook retail park. Contact Watsons to arrange a viewing.

Entrance Hall

UPVC double glazed entrance door to the side. Doors to the lounge, dining kitchen, both bedrooms and shower room.

Lounge

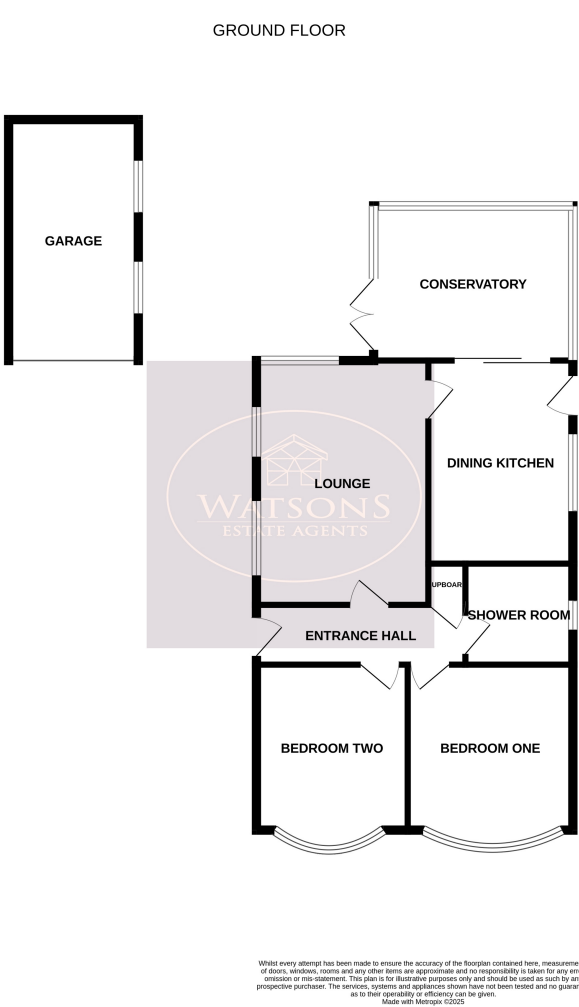
4.85m x 3.18m (15' 11" x 10' 5") UPVC double glazed windows to the rear & side, radiator.

Dining Kitchen

4.21m x 3.21m (13' 10" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. tiled effect flooring, plumbing for washing machine, wall mounted boiler, radiator, uPVC double glazed window to the side and sliding patio doors to the conservatory. Door to the side.

Conservatory

2.99m x 2.99m (9' 10" x 9' 10") Brick & uPVC double glazed construction, wood effect laminate flooring and French doors to the rear garden.



Bedroom 1

3.48m x 3.29m (11' 5" x 10' 10") UPVC double glazed bay window to the front, fitted wardrobes and 3 radiators.

Bedroom 2

3.33m x 2.59m (10' 11" x 8' 6") UPVC double glazed bay windows to the front, 3 radiators.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, obscured uPVC double glazed window to the side and tiled effect laminate flooring.

Outside

The front of the property comprises flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking leading to wooden gates. The garden is enclosed by wall to the perimeter. The low maintenance rear garden comprises gravel bed, raised flower beds, paved patio & timber decking seating arear and is enclosed by timber fencing to the perimeter with gated access to the side.