

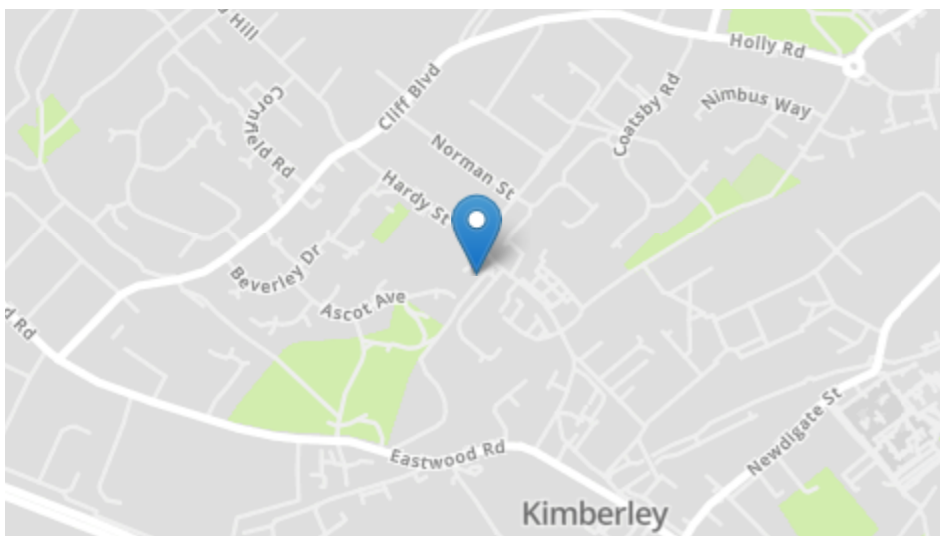
Oak Lodge Drive, Kimberley, NG16 2JN

£220,000

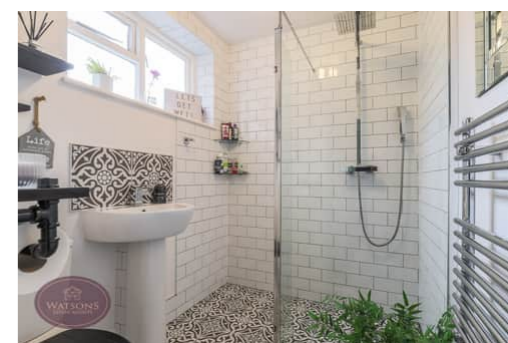


Oak Lodge Drive, Kimberley, NG16 2JN

£220,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</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	



- 3 Storey Victorian Mid Terrace House
- 3 DOUBLE Bedrooms
- Downstairs Shower Room
- En Suite To Primary Bedroom
- Paved Courtyard With Views
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Character & Charm Throughout

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 - 27037220

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



\*\*\* A HOME OF DISTINCTION \*\*\* If you are looking for convenience as well as character, this superb town house could be for you. Located within walking distance of Kimberley Town Centre, there are 3 DOUBLE bedrooms with en suite to primary and a beautiful rear outlook. The accommodation is arranged over 3 floors and comprises in brief: lounge, inner hall, kitchen, lobby, shower room to the ground floor, first floor landing to bedrooms 2 & 3, with the primary being on the 2nd floor with it's en suite. There is a courtyard secured by timber fencing, but busy families will appreciate the beautiful rear outlook beyond with great space for the kids to play without the maintenance. Oak Lodge Drive is a private access exclusive row of distinctive character homes which are a great reminder of the history in and around the former Hardy & Hansons Brewery. We are confident you will be as impressed as we are, so call our sales team to arrange a viewing.

### Ground Floor

#### Lounge

3.61m x 3.32m (11' 10" x 10' 11") Entrance door to the front, wooden window to the front, radiator, Inglenook fireplace with inset space for fire, door to the inner hall.

#### Inner Hall

Stairs to the first floor and open to the kitchen.

#### Kitchen

3.62m x 2.8m (11' 11" x 9' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Inset electric oven & hob with Inglenook over. Integrated fridge freezer and dishwasher. Plumbing for washing machine. Radiator, wooden window to the rear and door to the lobby.

#### Lobby

Door to the shower room and door to the side.

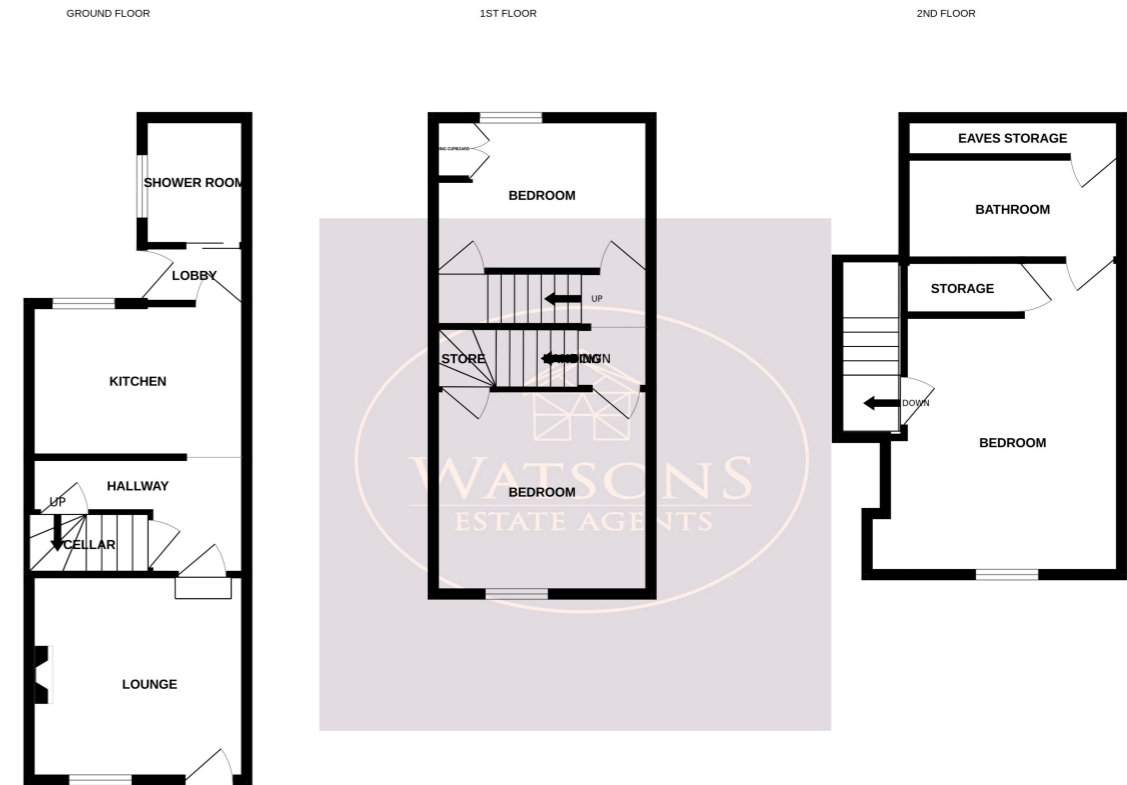
#### Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail and wooden window to the rear.

### First Floor

#### Landing

Stairs to the first floor and doors to bedrooms 2 & 3.



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 ©2024

#### Bedroom 2

3.27m x 2.85m (10' 9" x 9' 4") Wooden window to the rear, storage cupboard and radiator.

#### Bedroom 3

3.65m x 3.31m (12' 0" x 10' 10") UPVC double glazed window to the front and radiator.

### Second Floor

#### Primary Bedroom

4.17m (5.04m) x 3.64m (13' 8" x 11' 11") Wooden window to the front, ceiling spotlights and radiator. Door to the en suite.

#### En Suite

3 piece suite in white comprising WC, pedestal sink unit and bath. Heated towel rail, ceiling spotlights, extractor fan and eaves storage.

#### Outside

The low maintenance rear garden comprises of a paved courtyard with open views. The courtyard is enclosed by timber fencing to the perimeter.