

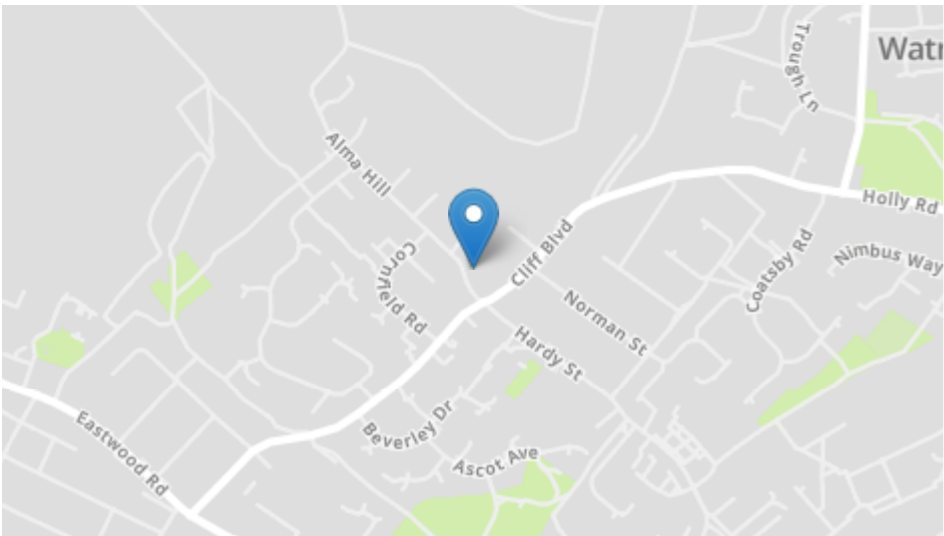
Alma Hill, Kimberley, NG16 2JF

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Extended Mid Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- Rear Garden
- Cul De Sac Location
- Walking Distance to Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home
- 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 - 28285162

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



*** PERFECT FIRST TIME BUY *** Brought to the market with no upward chain, is this well presented and spacious two bedroom mid terrace house, ideally located close to Kimberley town centre. With TWO reception rooms, you won't want to miss out on a great opportunity, perfect for first time buyers. Briefly comprising TWO reception rooms, fitted kitchen and conservatory. To the first floor 2 good size bedrooms and 3 piece family bathroom. Outside is a low maintenance, private rear garden perfect for summer entertaining. Located within easy reach of Kimberley town centre, amenities include an array of shops, cafes and a supermarket, convenience store 2 minutes walk away, along with favoured schools including the sought after Hollywell School 200m walk, easy access to the M1, Giltbrook retail park, and excellent transport and commuter links. Contact Watsons to arrange a viewing 01159385577 option 1.

Ground Floor

Dining Room

4.01m x 3.51m (13' 2" x 11' 6") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator, exposed wooden flooring, door to the inner hall.

Inner Hall

Door to the half cellar providing useful storage space and door to the lounge.

Lounge

3.99m x 3.5m (13' 1" x 11' 6") UPVC double glazed window to the rear, radiator, feature fire place with inset space for fire, door to the stairs to the first floor and door to the breakfast kitchen.

Breakfast Kitchen

4.42m x 2.11m (14' 6" x 6' 11") A range of matching wall & base unit, work surfaces incorporating an inset sink & drainer unit, plumbing for dishwasher, space for Range style cooker with extractor over, breakfast bar, tiled flooring, uPVC double glazed window to the rear and door to the conservatory.

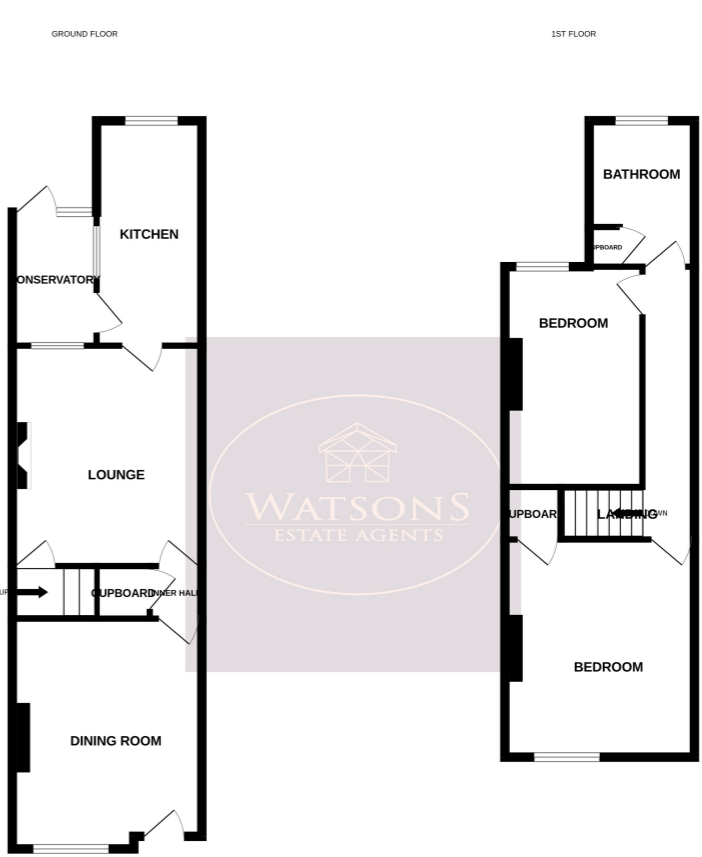
Conservatory

2.54m x 1.5m (8' 4" x 4' 11") UPVC double glazed construction and door to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom and radiator.



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 for any prospective purchases. 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 12/2025

Bedroom 1

3.98m x 3.52m (13' 1" x 11' 7") UPVC double glazed window to the front, exposed wooden flooring, radiator, storage cupboard with access to the attic, boarded providing useful storage space.

Bedroom 2

4.19m x 2.55m (13' 9" x 8' 4") UPVC double glazed window to the rear, exposed wooden flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator, airing cupboard housing the hot water tank, obscured uPVC double glazed window to the rear and tiled flooring.

Outside

To the front of the property are gravel beds palisaded by original stonewall. The rear garden comprises a paved patio seating area, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter.