

Park Avenue, Kimberley, NG16 2PW

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 2 DOUBLE Bedrooms
- Downstairs Shower Room
- Off Road Parking
- Generous Rear Garden
- Short Drive To Kimberley Town Centre
- Popular Residential Location
- 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 - 27262603

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



*** CALLING ALL FIRST TIME BUYERS! *** This is your chance to get onto the property ladder with well presented accommodation including 2 DOUBLE bedrooms and a great garden and offered with NO UPWARDS CHAIN. The popular quiet cul-de-sac lies within walking distance of Kimberley Town Centre. In brief, the accommodation comprises: entrance hall, lounge, inner hall to kitchen and downstairs shower room, upstairs landing to the 2 double bedrooms. Outside, a driveway to the front provides off street parking and quite a generous lawned garden to the rear gives great space to enjoy the Summer months. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor and door to the lounge

Lounge

4.08m x 3.65m (13' 5" x 12' 0") UPVC double glazed window to the front, radiator and door to the inner hall.

Inner Hall

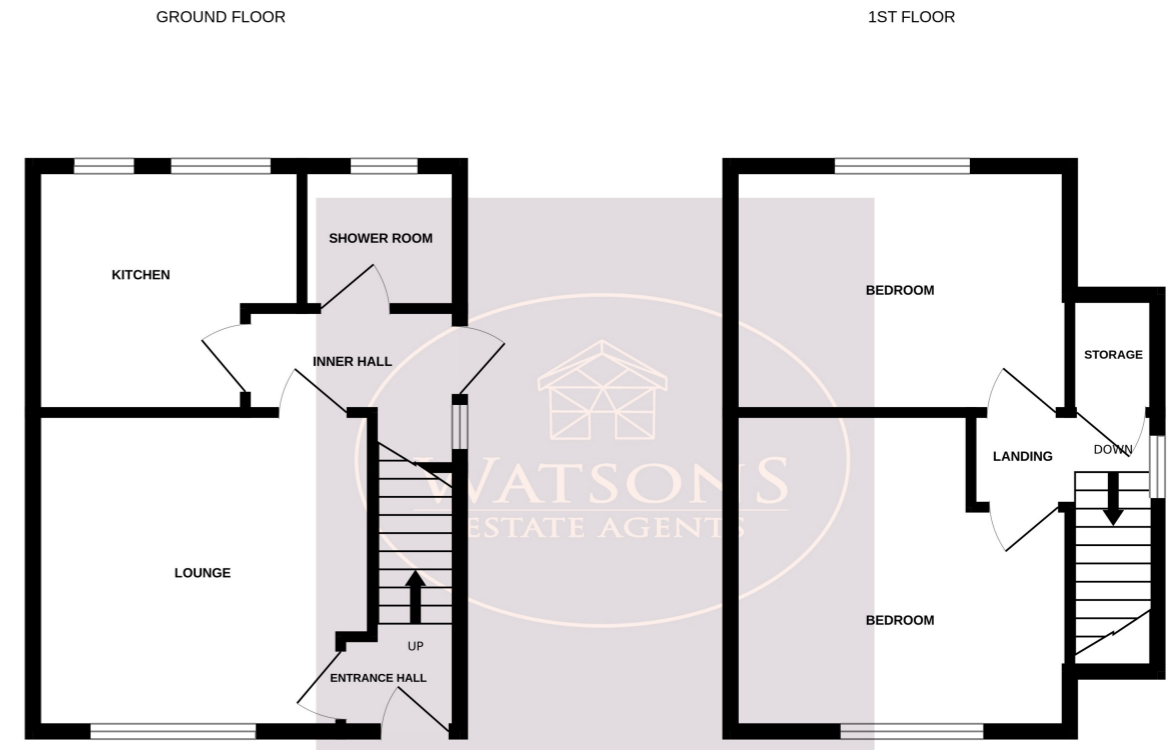
Under stairs storage, door to the kitchen, shower room and door to the side.

Kitchen

3.0m x 2.64m (9' 10" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob. Plumbing for washing machine and dishwasher. 2 uPVC double glazed windows to the rear and radiator.

Shower Room

3 piece suite comprising WC, pedestal sink unit and corner shower cubicle with mains fed dual rainfall effect shower over. Heated towel rail and obscured uPVC double glazed window to the rear.



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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First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard housing the combination boiler. Doors to both bedrooms.

Bedroom 1

3.68m x 3.64m (12' 1" x 11' 11") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.66m x 2.62m (12' 0" x 8' 7") UPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a block paved driveway with parking for 3 cars. The rear garden comprises a paved patio, generous lawn, brick built outhouse, external tap and is enclosed by hedge & timber fencing to the perimeter with gated access to the side.