

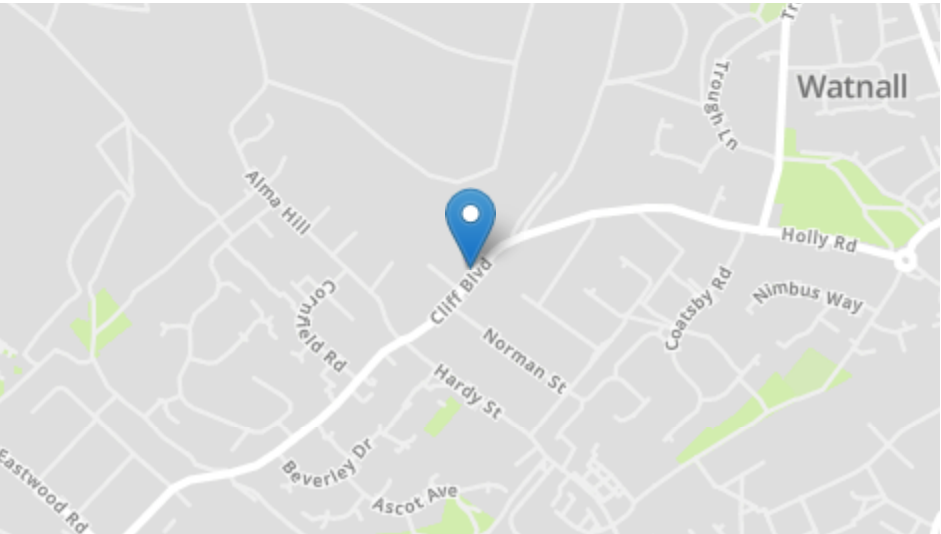
Cliff Boulevard, Kimberley, NG16 2JJ

Guide Price £180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
England, Scotland & Wales	EU Directive 2002/91/EC	



- Victorian Mid Terrace House
- 2 Bedrooms
- 2 Reception Rooms
- Private Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Popular Residential Location
- 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 - 29436069

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



*** GUIDE PRICE £180,000 - £190,000 *** ** NO 'CLIFF' HANGER HERE, JUST YOUR PERFECT HOME *** A superb first time buy located close to Kimberley town centre with this cracker of a home. A traditional two bedroom terraced property, featuring two reception rooms, an extended modern kitchen, and private rear garden. Briefly comprising; lounge, dining room, kitchen. To the first floor, two bedrooms and bathroom. Outside, private garden to the rear. Located within easy reach of Kimberley town centre, nearby are excellent road and commuter links including the A610 and M1. Amenities include the Giltbrook retail park, and all of Kimberley's shops, cafe's, bars, supermarkets, and favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Dining Room

3.67m x 3.62m (12' 0" x 11' 11") Entrance door to the front, uPVC double glazed bay window to the front, exposed wooden flooring, feature fire place with inset space for fire, radiator and door to the lounge.

Lounge

4.83m x 3.69m (15' 10" x 12' 1") UPVC double glazed window to the rear, feature fire place with inset space for fire, radiator, storage cupboard and door to the breakfast kitchen.

Breakfast Kitchen

5.39m x 2.04m (17' 8" x 6' 8") A range of matching wall & base units, wooden work surfaces incorporating an inset double Belfast sink. Space for Range style cooker with extractor over. Plumbing for washing machine & dishwasher. Wood effect laminate flooring, radiator, 2 uPVC double glazed windows to the side, door to the side leading to the garden. Velux window and French doors to the rear garden.

First Floor

Landing

Access to the attic (fully boarded with velux window, light and power), radiator and doors to both bedrooms and bathroom.

Bedroom 1

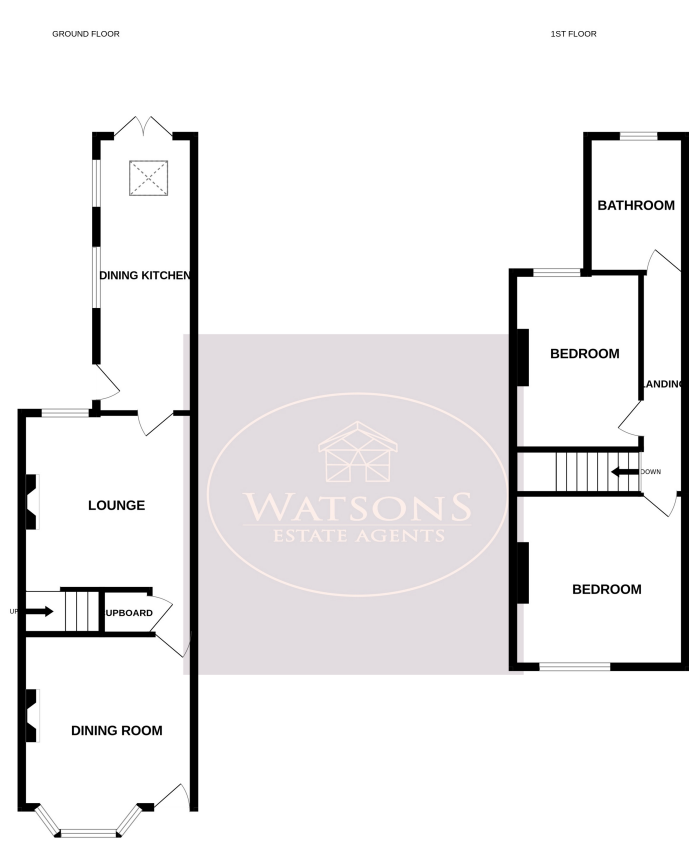
3.7m x 3.59m (12' 2" x 11' 9") UPVC double glazed window to the front, storage cupboard, exposed wooden flooring, feature fire place with original cast iron fire, radiator.

Bedroom 2

3.86m x 2.75m (12' 8" x 9' 0") UPVC double glazed window to the rear, radiator, feature fire place with inset original cast iron fire.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and corner shower cubicle. Tiled flooring, chrome heated towel rail and obscured uPVC double glaze 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 misstatement. 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 Metropex ©2025

Outside

To the front of the property is a turfed lawn and is palisaded by original stonewall. The rear garden offers a good level of privacy and comprises a paved patio and timber decking seating area, turfed lawn, plastic shed and is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The seller has informed us that that boiler is located in the kitchen.