

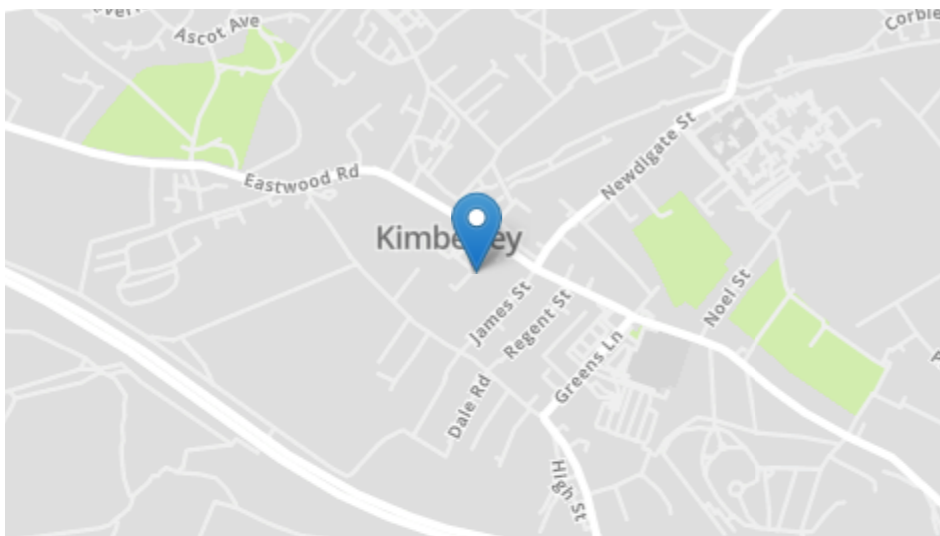
2 Orchard Street, Kimberley, NG16 2LN

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian Semi Detached
- 2/3 Bedrooms
- Open Plan Living Space
- Private Courtyard To Rear
- Well Presented Throughout
- Walking Distance From Kimberley Town Centre
- Excellent Transport Links
- Viewing Highly Recommended

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 - 28098577

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



*****CONVENIENCE AND CHARACTER***** Ideally located in the heart of Kimberley town centre, yet tucked away in a quiet cul-de-sac is this spacious two bedroom Victoria semi-detached family home. Beautifully presented and character features throughout, the property offers generous open plan living space with a feature multi fuel burner and kitchen with shaker style units. Upstairs, the landing leads to two double bedrooms and a further dressing room/study which could fit a single bed if required. The family bathroom has a four piece suite including a rolled top bath. Outside there is an enclosed courtyard to the rear, perfect for entertaining. The central location of this delightful home is perfect for buyers looking for amenities and transport links on their doorstep. Contact Watsons to arrange your viewing.

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door, stairs to first floor. Door to the reception rooms.

Lounge

3.79m x 3.67m (12' 5" x 12' 0") 2 uPVC double glazed windows to the front, inset multi burner with exposed brick chimney breast, tiled flooring and open plan to the dining area.

Dining Area

4.06m x 3.65m (13' 4" x 12' 0") UPVC double glazed French doors to the rear garden, tiled flooring, radiator and door to the kitchen.

Kitchen

3.42m x 3.06m (11' 3" x 10' 0") A range of matching wall & base units, work surfaces incorporating a one & a half bowl ceramic sink & drainer unit. Plumbing for washing machine, cupboard housing the Worcester Bosch combination boiler, tiled flooring and door to the cellar.

First Floor

Landing

Access to the attic (partly boarded) with drop down ladder and power, uPVC double glazed window to the side. Doors to bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom 1

3.8m x 3.72m (12' 6" x 12' 2") 2 UPVC double glazed windows to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.71m x 3.23m (12' 2" x 10' 7") UPVC double glazed window to the rear, radiator.

Dressing Room/Study

3.66m x 1.24m (12' 0" x 4' 1") UPVC double glazed window to the front, radiator and access to the attic.

Bathroom

3.05m x 2.62m (10' 0" x 8' 7") 4 piece suite in white comprising WC, pedestal sink unit, freestanding rolled top bath & corner shower cubicle with electric shower. Obscured uPVC double glazed window to the front and radiator.

Outside

To the rear there is a paved patio courtyard with a raised decking area enclosed by a walled border with bamboo screening and side gated access.