



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 28276827

- Mid Town House
- 3 Bedrooms
- Generous Lounge
- Modern Fitted Dining Kitchen
- Parking & Garage
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre
- No Upward Chain

Our Seller says....

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.





\*\*\*'SPRING' INTO ACTION AND GET ONTO THE LADDER IN STYLE\*\*\* Brought to the market with no upward chain, a well presented three bedroom mid town-house, perfect for first time buyers, those looking to downsize or buy to let investors. Benefiting from a modern fitted kitchen, spacious lounge, parking and a garage. Briefly comprising; kitchen, lounge/diner. To the first floor, three bedrooms and bathroom. Outside, to the front the property is in an elevated position with a lawned garden area to the front, the rear garden offers a low maintenance courtyard with a gate leading to the parking and garage. Located within close proximity to Kimberley town centre, an array of shops and amenities are on your doorstep. Nearby road links including the A610 and M1 provide access further afield. Contact Watsons today to arrange your viewing.

## Ground Floor

### Breakfast Kitchen

4.27m x 3.08m (14' 0" x 10' 1") Entrance door to the front. A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height oven & hob with extractor over. Plumbing for washing machine. Breakfast bar, wood effect laminate flooring. UPVC double glazed window to the front. Door to the lounge.

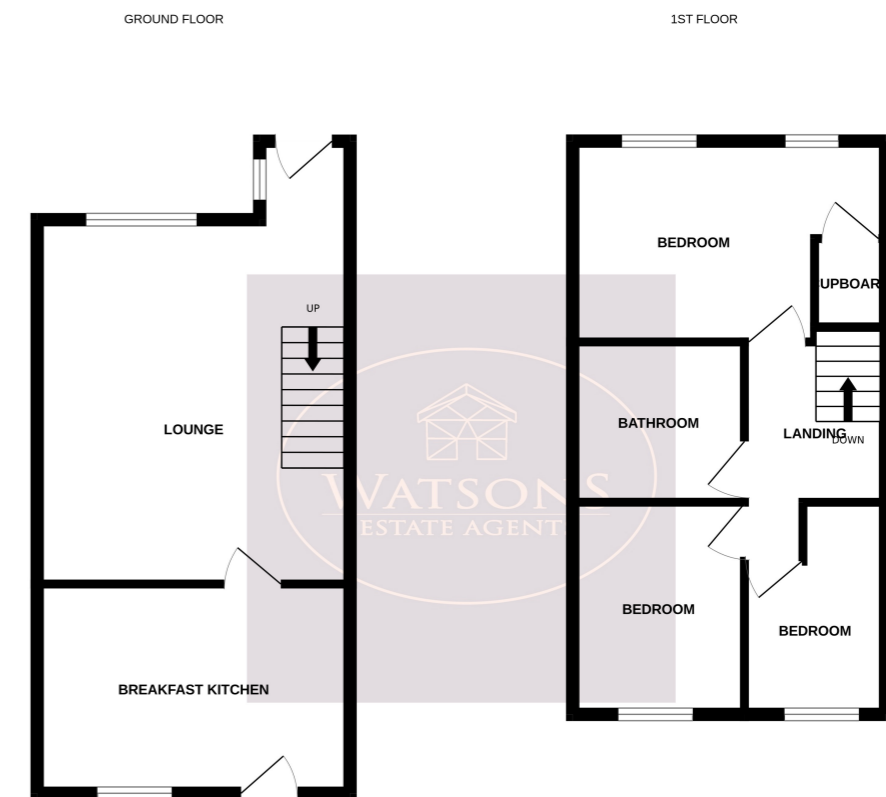
### Lounge

6.19m x 4.22m (20' 4" x 13' 10") UPVC double glazed window to the rear, radiator, wood effect laminate flooring, stairs to the first floor and door to the rear garden.

## First Floor

### Landing

Access to the attic and doors to all bedrooms and bathroom.



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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### Bedroom 1

4.24m x 2.93m (13' 11" x 9' 7") 2 uPVC double glazed windows to the rear, storage cupboard and radiator.

### Bedroom 2

3.22m x 2.19m (10' 7" x 7' 2") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.97m x 2.0m (9' 9" x 6' 7") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail and ceiling spotlights.

### Outside

To the front of the property is turfed lawn and flower bed borders. The rear garden comprises a paved patio area and slate beds. The garden is enclosed by timber fencing to the perimeter with gated access to the rear courtyard where you'll find a single garage located in a block and a parking space.