

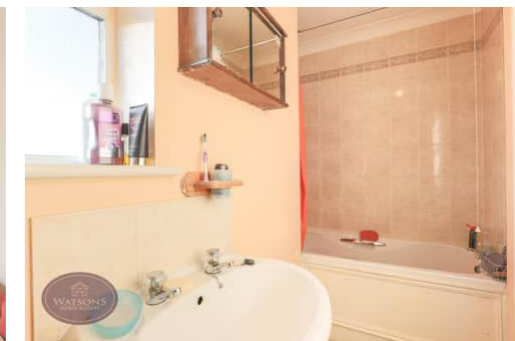
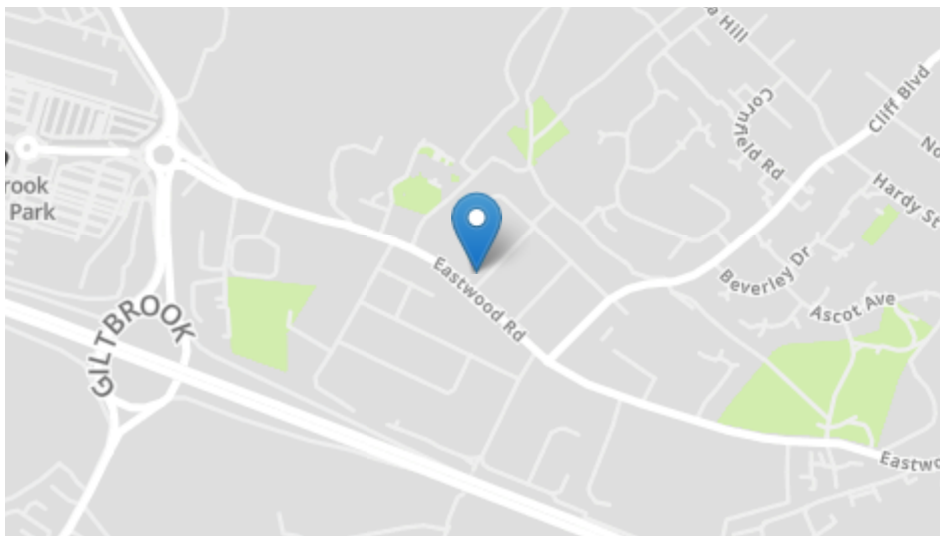
3 Stanley Mews Truman Street, Kimberley, NG16 2HA

£200,000



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- Semi Detached House
- 3 Bedrooms
- Downstairs WC
- Off Road Parking & Garage
- Popular Residential Location
- Excellent Road & Public Transport Links
- Short Drive From Kimberley Town Centre
- No Upward Chain

Our Seller says....

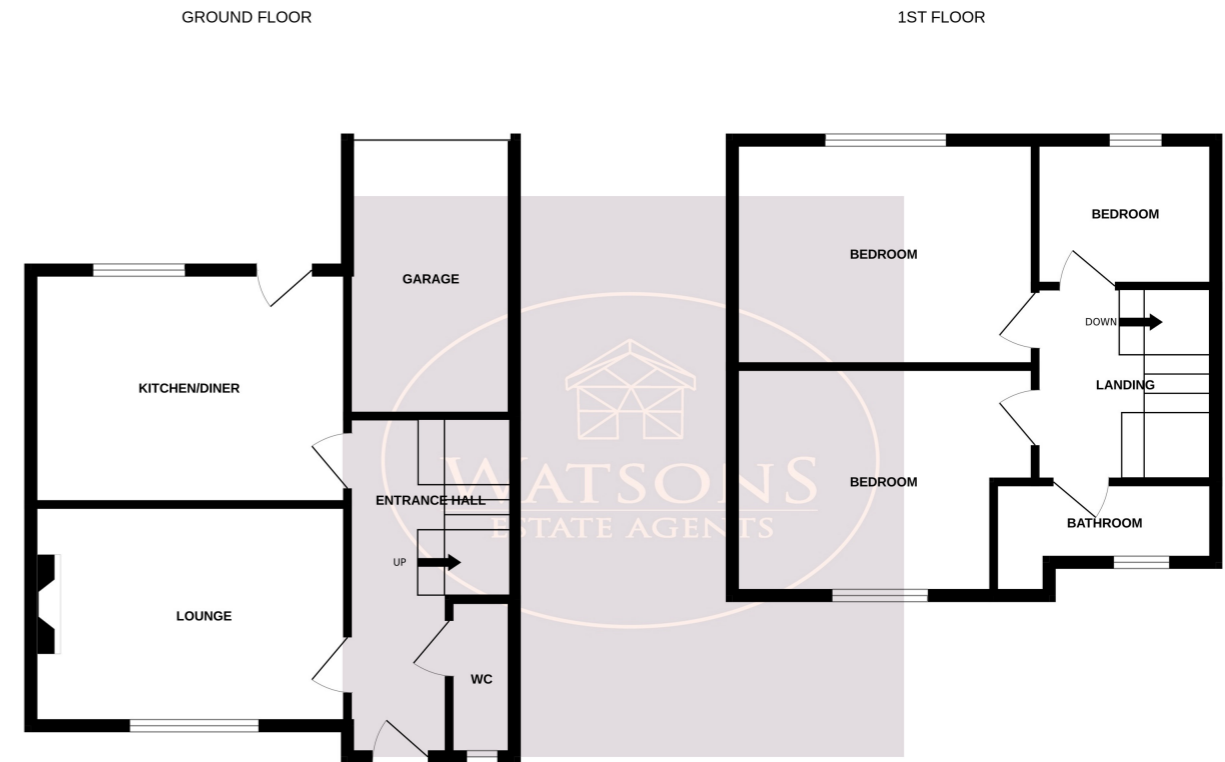
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27113349

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



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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***** GET MORE FOR YOUR MONEY ***** If you have been struggling with a limited budget, this 3 bedroom semi in Kimberley could be the one you've been waiting for. Whether you are a 1st or 2nd time buyer, down-sizer or re-locator, this will tick boxes you might not expect at this price point. In brief, the accommodation comprises: entrance hall, lounge, wc, kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, there is a privately accessed driveway and garage providing off street parking as well as a lawned garden to the rear. This property stands proudly overlooking nearby countryside, yet a wide range of amenities including school and medical practice are a short walk away. There is easy access to the A610 & M1 motorway. There is **NO UPWARD CHAIN**, so 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 doors to the lounge, kitchen and WC.

WC

WC, pedestal sink unit, radiator, extractor fan and obscured uPVC double glazed window to the front.

Lounge

4.36m x 3.06m (14' 4" x 10' 0") UPVC double glazed window to the front, radiator and real flame gas fire with wooden fire place surround.

Kitchen

4.11m x 3.22m (13' 6" x 10' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Plumbing for washing machine, wall mounted boiler, radiator, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

4.2m x 3.23m (13' 9" x 10' 7") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.3m x 3.29m (14' 1" x 10' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.88m x 2.04m (9' 5" x 6' 8") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the front, radiator and extractor fan.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs which is enclosed by feature stone walling. Running alongside the property a tarmac driveway provides off road parking leading to the garage with up & over door. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.