

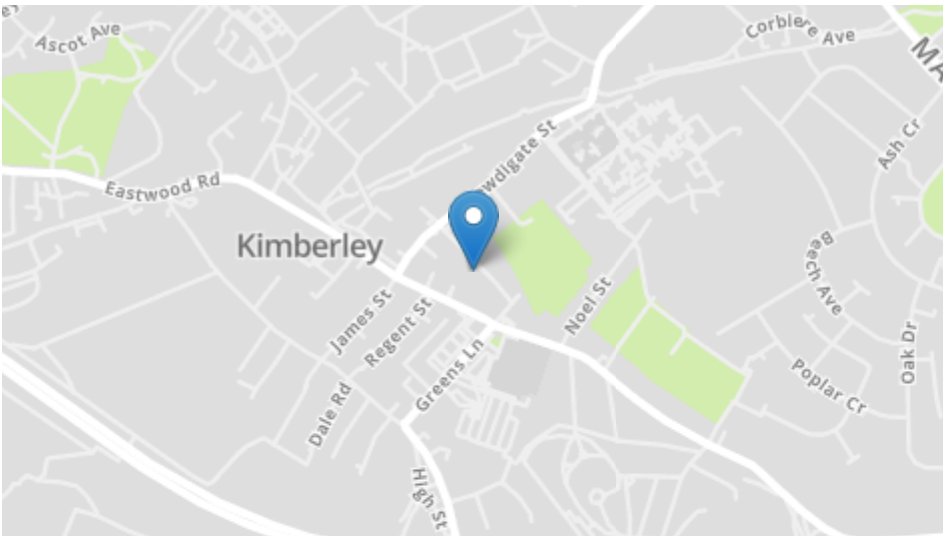
Victoria Street, Kimberley, NG16 2NH

Guide Price £160,000



Victoria Street, Kimberley, NG16 2NH

Guide Price £160,000



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		
	68	77
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 - 29249412

- Mid Terrace Property
- 2 Double Bedrooms
- 2 Reception Rooms
- South West Facing Rear Garden
- Favoured School Catchment
- Excellent Transport Links
- Walking Distance To Kimberley Town Centre
- Popular Residential Location Close To Amenities

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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £160,000 - £170,000 *** A GREAT FIRST HOME *** Located in the heart of Kimberley is this superb two bedroom terraced home. Benefiting from two reception rooms, and a private south-west facing rear garden. Briefly comprising; lounge, dining room, kitchen. To the first floor, two bedrooms and bathroom. Outside, a private south-west facing garden to the rear, perfect for enjoying those long summer evenings. Ideally located in the heart of Kimberley town centre, cafe's, bars and a supermarket are all in walking distance, along with regular bus routes. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.35m x 3.21m (11' 0" x 10' 6") UPVC entrance door and uPVC double glazed window to the front, radiator and door to dining room.

Dining Room

3.76m x 3.57m (12' 4" x 11' 9") UPVC double glazed window to the rear, radiator, open plan to kitchen, stairs to cellar and first floor.

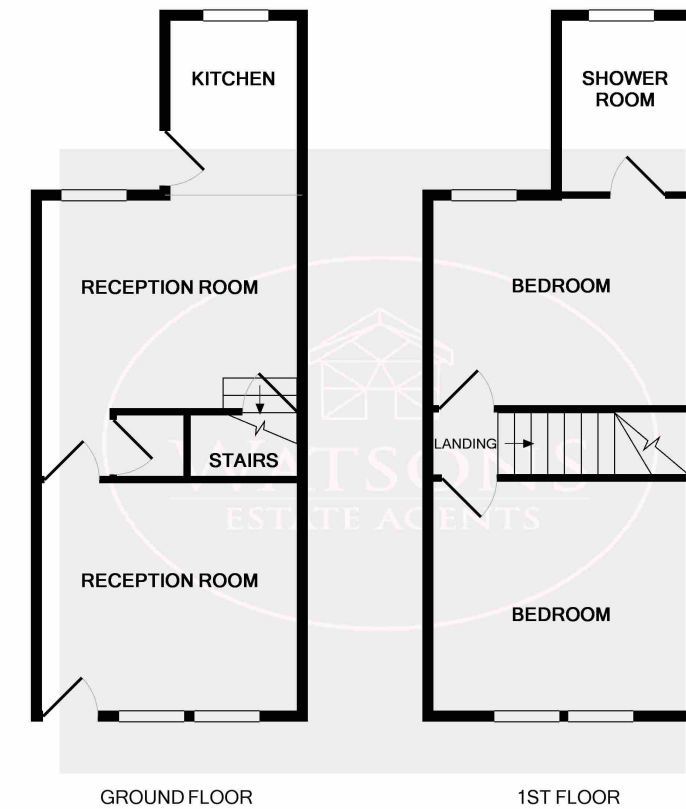
Kitchen

2.44m x 1.82m (8' 0" x 6' 0") A range of high gloss matching wall & base units with rolled edge work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with filter hood over, plumbing for washing machine and space for fridge freezer. UPVC double glazed window and door to the rear.

First Floor

Landing

Doors to bedrooms 1 & 2.



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.
Made with Metropix ©2018

Bedroom 1

3.51m x 3.2m (11' 6" x 10' 6") UPVC double glazed window to the front, access to attic, radiator.

Bedroom 2

3.68m x 3.57m (12' 1" x 11' 9") UPVC double glazed window to the rear, storage cupboard incorporating combination boiler, radiator. Door to shower room.

Shower Room

WC, pedestal sink unit & double shower unit with rainfall effect shower, chrome heated towel rail, obscured uPVC double glazed window to the front.

Outside

The south west facing private rear garden has a concrete patio, timber shed and a further timber outhouse. Timber fencing and wall enclose the garden with access to the side alley.