

West Street, Kimberley, NG16 2PP

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Mid Terrace Victorian House
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- En Suite & Family Bathroom
- South Facing Rear Garden
- Cul De Sac Postion
- Semi Rural Location
- Walking Distance To Kimberley Town Centre
- Ideal First Home or Investment

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 - 28408345

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



*****WEST IS BEST***** A fantastic starter home! A three storey, three bedroom, traditional Victorian terraced home, located in walking distance to Kimberley town centre. Benefiting from a generous south facing rear garden, two bathrooms, including en-suite to primary bedroom, and charm and character throughout. Briefly comprising; entrance hallway, dining kitchen, lounge. To the first floor, two bedrooms and bathroom, and to the second floor, primary bedroom and en-suite. Outside, to the rear is a generous and mature south facing rear garden, perfect for entertaining, with a range of outbuildings. Located in walking distance to Kimberley town centre in the popular 'Swingate' area, there are a range of shops and a supermarket on your doorstep, along with countryside walks and excellent road links. Contact Watsons to arrange your viewing.

Ground Floor

Inner Hall

Entrance door to the side, doors to the dining kitchen & lounge. Door to the cellar.

Dining Kitchen

4.18m x 3.46m (13' 9" x 11' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine & tumble dryer. Radiator, uPVC double glazed window to the front, door to the stairs to the first floor.

Lounge

4.231m x 3.96m (13' 11" x 13' 0") UPVC double glazed double French doors to the rear garden, radiator and multi fuel burner.

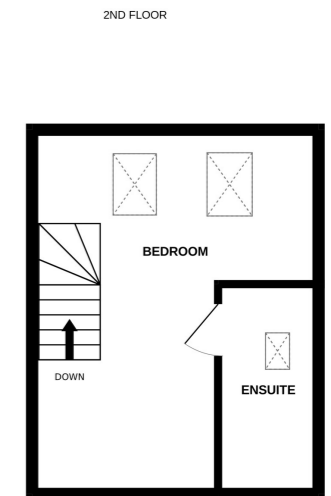
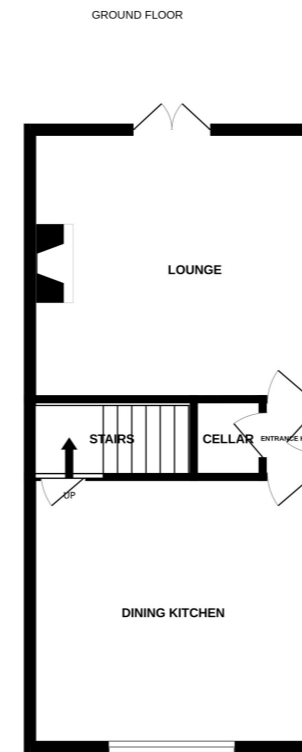
First Floor

Landing

Airing cupboard, doors to bedrooms 2 & 3 and family bathroom. Stairs to the primary bedroom and en suite.

Bedroom 2

4.22m x 2.81m (13' 10" x 9' 3") UPVC double glazed window to the rear, radiator and built in storage cupboard.



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 3

3.46m x 3.32m (11' 4" x 10' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Second Floor

Primary Bedroom

5.36m x 4.11m (17' 7" x 13' 6") Velux windows, ceiling spotlights and radiator. Door to the en suite.

En Suite

4 piece suite in white comprising WC, vanity sink unit, corner bath and shower cubicle. Heated towel rail and ceiling spotlights.

Outside

The front of the property is palisaded by brickwork. A wrought iron gate leads to the side alley leading to the entrance door and rear garden. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built summer house with power, water connected and log burner. The rear garden is enclosed by timber fencing to the perimeter.