

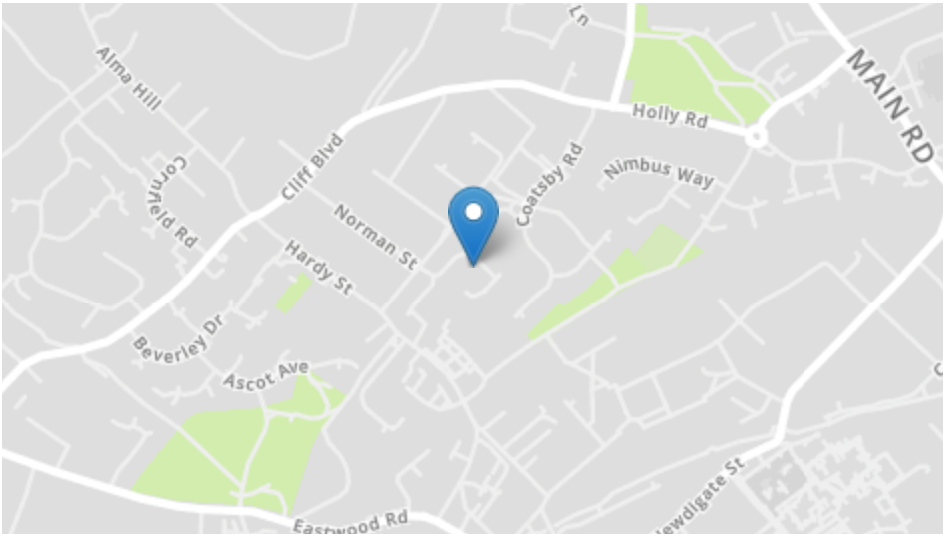
Dorchester Road, Kimberley, NG16 2TN

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached House
- 2 Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- South West Facing Rear Garden
- Driveway & Carport
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Ideal First Home or Investment
- 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 - 28688329

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



*** THE PERFECT PLACE TO START! *** NO UPWARD CHAIN *** This superb 2 bedroom semi detached home is the perfect property to start your home owning life, buy a great investment or to simply downsize to! Is property is great for Kimberley town with it's wide variety of shops, pubs, restaurants and access to road links, the property comprises; entrance hallway, living room, kitchen, two double bedrooms and a bathroom and outside is ample private parking and car port and a great south west facing garden. Located in a quiet cul-de-sac position this is a must view property that we really think is going to create a lot of interest, so call us NOW to book your viewing!

Ground Floor

Porch

UPVC double glazed entrance door. Door to the entrance hall.

Entrance Hall

Radiator and door to the lounge.

Lounge/Diner

5.4m x 3.62m (17' 9" x 11' 11") UPVC double glazed window to the front, 2 radiators, wood effect laminate flooring and stairs to the first floor. Feature fireplace with inset space for electric fire. Door to the kitchen.

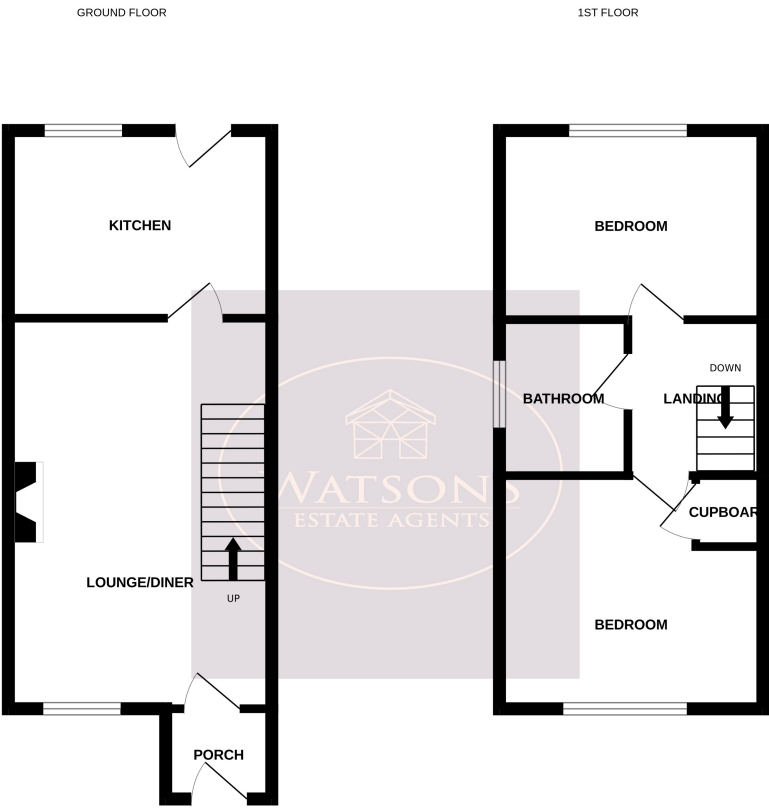
Kitchen

3.62m x 2.56m (11' 11" x 8' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & induction hob with extractor over. Plumbing for washing machine, breakfast bar, uPVC double glazed window to the rear, radiator, wall mounted combination boiler and door to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom. UPVC double glazed window to the side.



Bedroom 1

3.61m x 2.57m (11' 10" x 8' 5") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 2

3.63m x 3.07m (11' 11" x 10' 1") UPVC double glazed window to the rear, radiator and storage cupboard.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property are plum slate beds. Running alongside the property, a concrete driveway provides ample off road parking leading to the car port. The South West facing rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.