

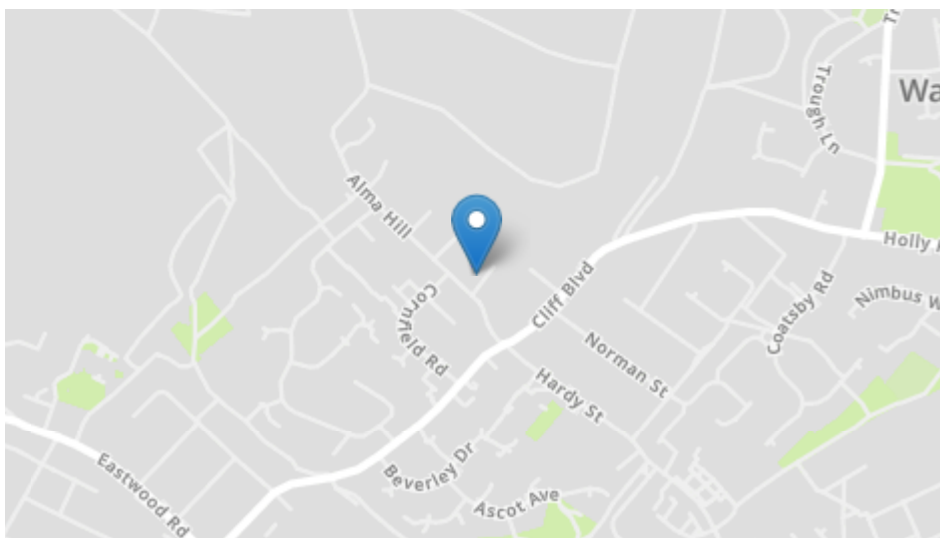
Branklene Close, Kimberley, NG16 2NY

Guide Price £170,000



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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 - 28564329



Our Seller says....

- Mid Town House
- 3 Bedrooms
- Modern Fitted Kitchen
- Open Plan Lounge Diner
- Low Maintenance Rear Garden
- Walking Distance To Kimberley Town Centre
- Cul De Sac Location
- Excellent Road & Public Transport Links

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.

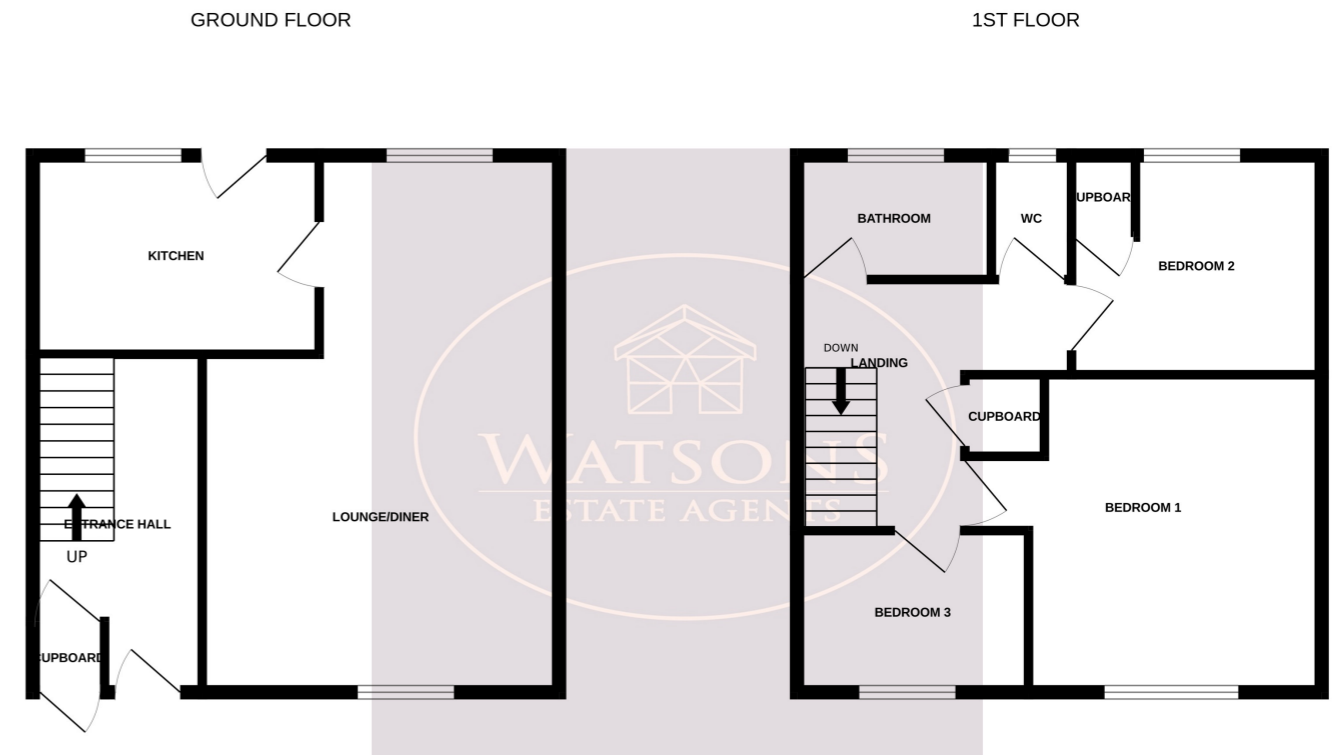


40 Main Street, Kimberley, NG16 2LY

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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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\*\*\* GUIDE PRICE £170,000 - £180,000 \*\*\* \*\* ATTENTION FIRST TIME BUYERS & INVESTORS \*\* This town house on the outskirts of Kimberley offers more space and ticks boxes you might not expect at this price point. Coming to the market with NO UPWARD CHAIN, it would be a perfect first home or rental. In brief, the accommodation comprises: entrance hall, lounge diner, kitchen, upstairs landing to the 3 good size bedrooms and family bathroom. Outside, there are ample lawned gardens to front & back which require little maintenance and a good amount of on street parking is available in the communal bays for the small number of properties on this street. Kimberley Town Centre is less than 1 mile away and there are key road links with the A610 & M1 motorway too. Call our sales team now to step onto to get a firm foot on the property ladder now!

## First Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor, wood effect laminate flooring, storage cupboard and door to the lounge.

### Lounge Diner

6.86m x 4.12m (2.39m min) (22' 6" x 13' 6") UPVC double glazed window to the front, wood effect laminate flooring and warm air heating system. Door to the kitchen.

### Kitchen

3.53m x 2.38m (11' 7" x 7' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine & dishwasher. UPVC double glazed window to the rear, tiled flooring and door to the rear garden.

## First Floor

### Landing

Airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms, bathroom and WC.

### Bedroom 1

3.8m x 3.29m (12' 6" x 10' 10") UPVC double glazed window to the rear, fitted wardrobe and electric radiator.

### Bedroom 2

3.11m x 2.6m (10' 2" x 8' 6") UPVC double glazed window to the rear, built in wardrobe and electric radiator.

### Bedroom 3

2.64m x 2.17m (8' 8" x 7' 1") UPVC double glazed window to the front, fitted single bed and electric radiator.

### Bathroom

2 piece suite in white comprising vanity sink unit and bath with mains fed power shower over. Obscured uPVC double glazed window to the rear.

### WC

WC and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn and a low maintenance garden to the rear comprises a raised paved patio and plum slate flower beds. The garden is enclosed by timber fencing to the perimeter with gated access to the rear. Communal parking for properties on this street.