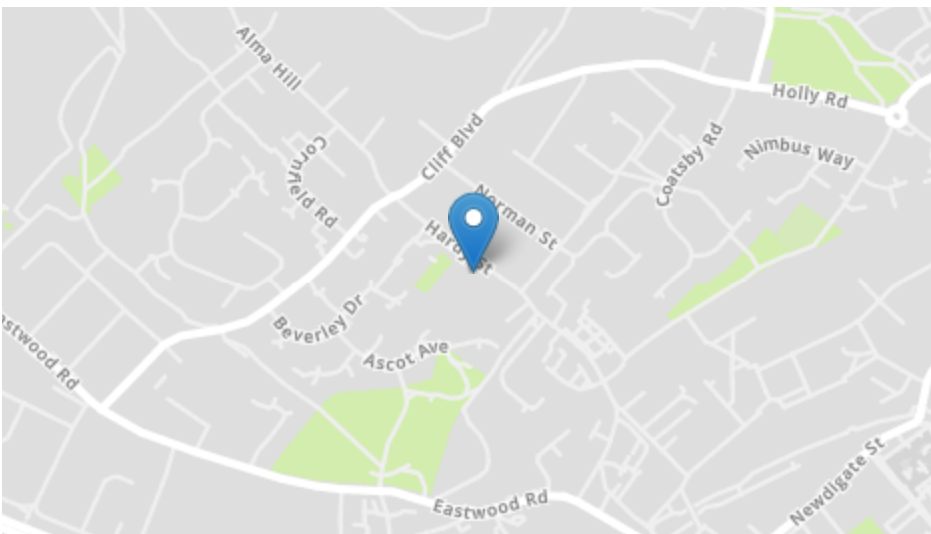


Offers Over £250,000



Offers Over £250,000



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		70	86
<i>Not energy efficient - higher running costs</i>			

England, Scotland & Wales

EU Directive
2002/91/EC

Ref - 29147769

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.



0115 938 5577
8am-8pm - 7days



*** YOU'LL 'HARDY' BELIEVE YOUR EYES! *** A beautifully presented three bedroom traditional end-terraced home, located in the heart of Kimberley. With character features throughout, along with a modern twist, this home is a perfect first time buy. Briefly comprising; dining kitchen, utility room/downstairs WC, lounge, reception room. To the first floor, two double bedrooms, and superb four piece family bathroom. To the second floor, further bedroom. Outside, driveway to the side of the property providing off road parking, and private south-west facing rear garden. Located in walking distance to Kimberley town centre and favoured schools, the towns amenities are on your doorstep including shops, pubs and a supermarket. Nearby transport links provide easy access to the city and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Sitting Room

4.67m x 3.55m (15' 4" x 11' 8") Entrance door to the front, uPVC double glazed window to the front, brick built fire place, ceiling spotlights, radiator, feature ceiling beams, wood effect laminate flooring and door to the lounge.

Lounge

3.96m x 3.5m (13' 0" x 11' 6") Stairs to the first floor, feature ceiling beams, wood effect laminate flooring, brick built fire place with inset space for fire, door to the storage cupboard and open to the dining kitchen.

Dining Kitchen

5.06m x 4.22m (16' 7" x 13' 10") A range of matching wall & base units, solid wood work surfaces incorporating an inset Belfast sink. Space for Range style cooker with extractor over, Integrated dishwasher, plumbing and wiring for an American style fridge freezer, wood effect laminate flooring. Central island offering further storage space, traditional radiator, feature ceiling beam, uPVC double glazed window to the rear, door to the rear garden and door to the WC/utility room.

WC/Utility Room

1.76m x 1.54m (5' 9" x 5' 1") Obscured uPVC double glazed window to the side, WC, vanity sink unit, wood effect laminate flooring, plumbing for washing machine & dryer and heated towel rail.

First Floor

Landing

Doors to bedrooms 2 & 3 and family bathroom. Stairs to the second floor.

Bedroom 2

3.71m x 3.63m (12' 2" x 11' 11") UPVC double glazed window to the front, storage cupboard and radiator.



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.
Made with Metropix ©2025

Bedroom 3

4.05m x 2.78m (13' 3" x 9' 1") UPVC double glazed window to the rear, storage cupboard housing the boiler and radiator. Feature brick built chimney breast.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, free standing bath and shower cubicle. Obscured uPVC double glazed window to the rear, heated towel rail, ceiling spotlights, feature brick wall and exposed wooden flooring.

Second Floor

Landing

Door to bedroom 1.

Bedroom 1

4.33m x 4.18m (14' 2" x 13' 9") UPVC double glazed velux window, exposed wooden flooring and radiator.

Outside

The front of the property is palisaded by original brickwork. A concrete driveway running alongside the property provides ample off road parking. The South West facing rear garden offers a good level of privacy and comprises a paved patio seating area, gravel beds, artificial lawn, brick built outhouse and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.