

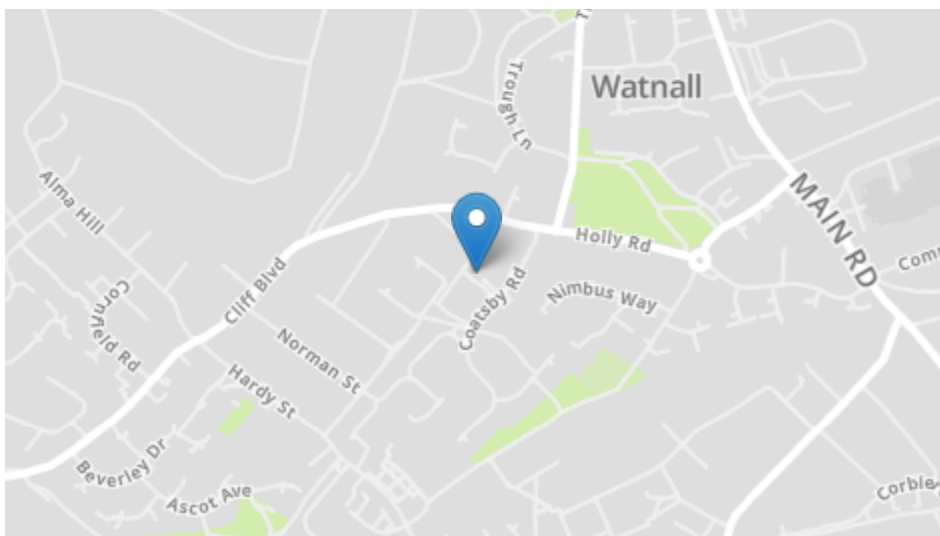
Roxton Court, Kimberley, NG16 2TE

Guide Price £150,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>70</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Mid Terrace Home
- 2 Double Bedrooms
- Generous Lounge Diner
- Allocated Parking Space
- Private Rear Garden
- 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 - 27524719

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 £150,000 - £160,000 \*\*\* PRICED TO SELL! \*\*\* Whether you are a first time buyer, down-sizing or buying for investment, this is an excellent opportunity to acquire a great property in a great location. With NO UPWARD CHAIN! In brief, the accommodation comprises: entrance hall, lounge diner, kitchen, upstairs landing to the 2 DOUBLE bedrooms and bathroom. Outside, the rear garden is fairly low maintenance but gives enough space for Summer socialising with a good level of privacy too. Better still - there is an allocated parking space to the front. Roxton Court is a well regarded enclave of similar type properties close to the Kimberley/Watnall border which has easy access to all the shops & amenities of the nearby Kimberley Town Centre, yet the quiet location also has countryside walks nearby. An excellent investment for any buyer - call our sales team now to arrange a viewing.

## Ground Floor

### Storm Porch

Integrated bin store, uPVC double glazed door to the entrance hall.

### Entrance Hall

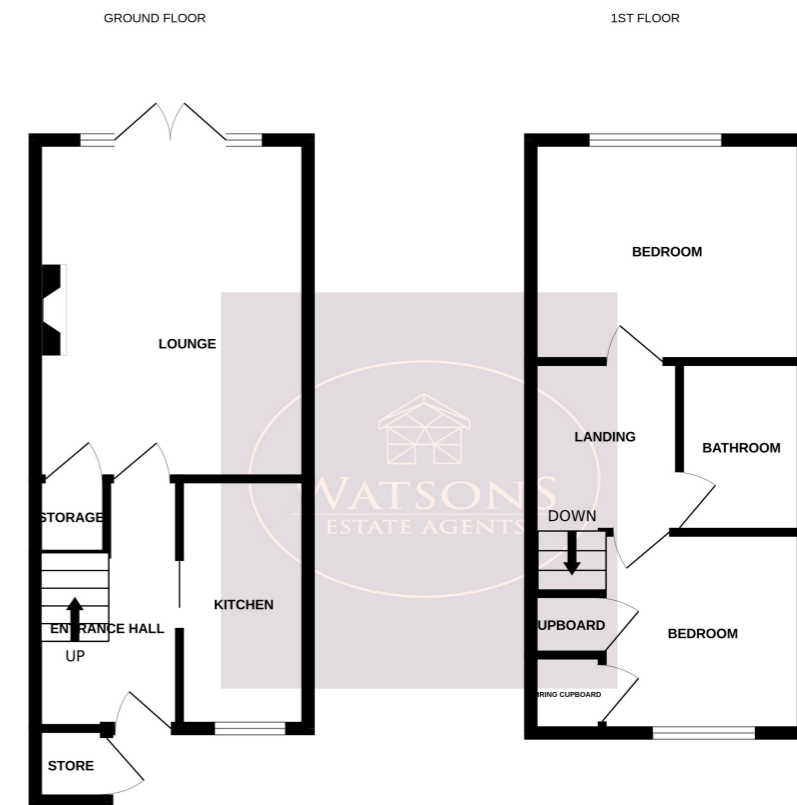
Stairs to the first floor, radiator and doors to the lounge/diner & kitchen.

### Lounge Diner

4.6m x 3.66m (15' 1" x 12' 0") Wood effect laminate flooring, radiator, under stairs storage, feature fire place with inset space for fire and French doors to the rear garden.

### Kitchen

3.41m x 1.99m (11' 2" x 6' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and fridge freezer. Plumbing for washing machine. Tiled flooring and uPVC double glazed window to the front.



While 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 misstatement. 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 02/24

## First Floor

### Landing

Access to the attic (partly boarded) and doors to both bedrooms and bathroom.

### Bedroom 1

3.42m x 2.68m (11' 3" x 8' 10") UPVC double glazed window to the front, built in wardrobe housing the boiler, airing cupboard housing the hot water tank and radiator.

### Bedroom 2

3.68m x 2.5m (12' 1" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail.

### Outside

To the front of the property are gravel beds and flower bed borders with a range of plants & shrubs, with an allocated parking space within the communal area just beyond. The rear garden offers a good level of privacy and comprises a paved patio, turf lawn, flower bed borders with a range of plants & shrubs, all enclosed by timber fencing to the perimeter.