

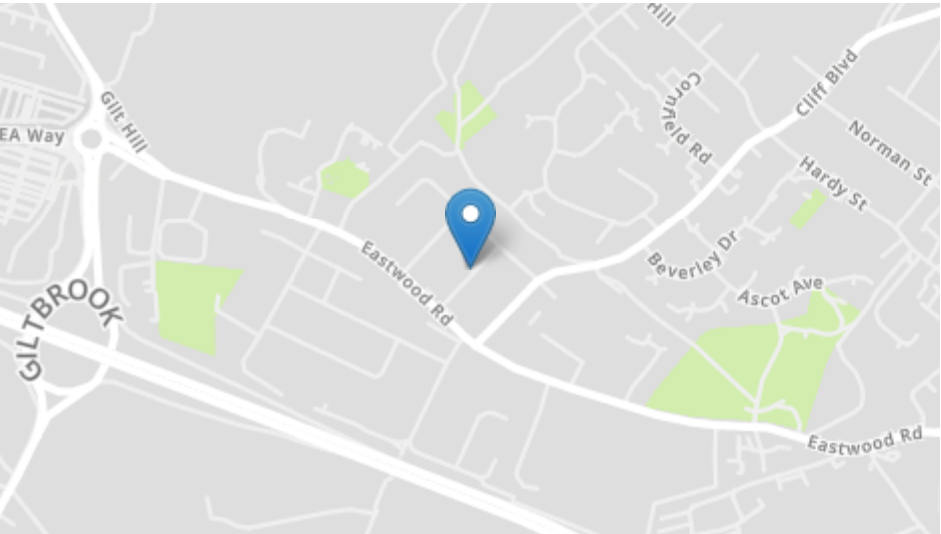
Jubilee Street, Kimberley, NG16 2HE

Offers Over £150,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Victorian Terrace Property
- 2 Bedrooms
- Modern Breakfast Kitchen
- Downstairs Bathroom
- Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- 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 - 29622528

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



*** SEARCHING FOR YOUR FIRST HOME? LOOK NO FURTHER! *** Ideally located in close proximity to Kimberley town centre and the Giltbrook retail park is this brilliant two bedroom terraced property, 'move in' ready, and brought to the market with no upward chain. Briefly comprising; lounge, breakfast kitchen, bathroom. To the first floor, two good sized bedrooms. Outside, there is a private garden to the rear where you can enjoy relaxing with friends. You'll be hard pushed to find a better located starter home, the Giltbrook retail park and Kimberley town centre are close by, as are excellent road links and bus routes with regular services to Nottingham city centre. Contact Watsons today to arrange a viewing.

Ground Floor

Lounge

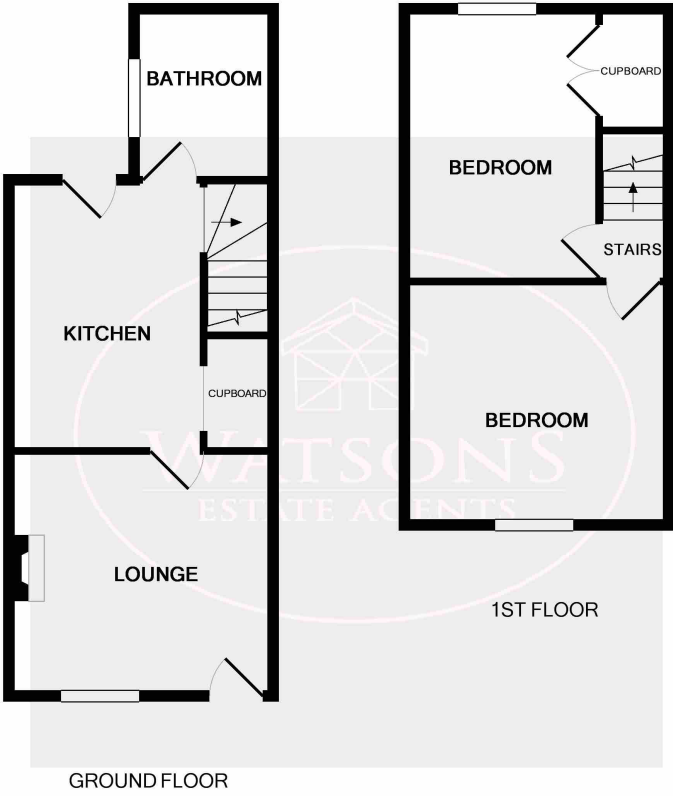
3.48m x 3.2m (11' 5" x 10' 6") Composite entrance door to the front, feature fireplace with exposed brick work, uPVC double glazed window to the front, radiator and door to breakfast kitchen.

Breakfast Kitchen

3.52m x 2.53m (11' 7" x 8' 4") A range of matching high gloss wall & base units. Oak effect work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer unit. Integrated electric oven and gas hob with extractor over. Subway tiles, breakfast bar, cupboard housing the combination boiler, under stairs storage cupboard/pantry, radiator, uPVC door to the rear garden, door to the bathroom and stairs to the first floor.

Bathroom

Three piece suite in white comprising WC, pedestal sink unit & bath with mains shower over. Subway style wall tiles, ceiling spotlights, chrome heated towel rail, obscured uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FIRST FLOOR

Landing

Doors to bedrooms 1 & 2

Bedroom 1

3.48m x 3.17m (11' 5" x 10' 5") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.5m x 2.56m (11' 6" x 8' 5") UPVC double glazed window to the rear, built in storage cupboard and radiator.

Outside

To the rear of the property there is a gravel patio area leading to a lawned garden enclosed by timber fencing to the perimeter.

Agents Notes

The seller has provided us with the following information: the boiler is located in the kitchen and is 7 years old. It was last serviced in September 2025.