

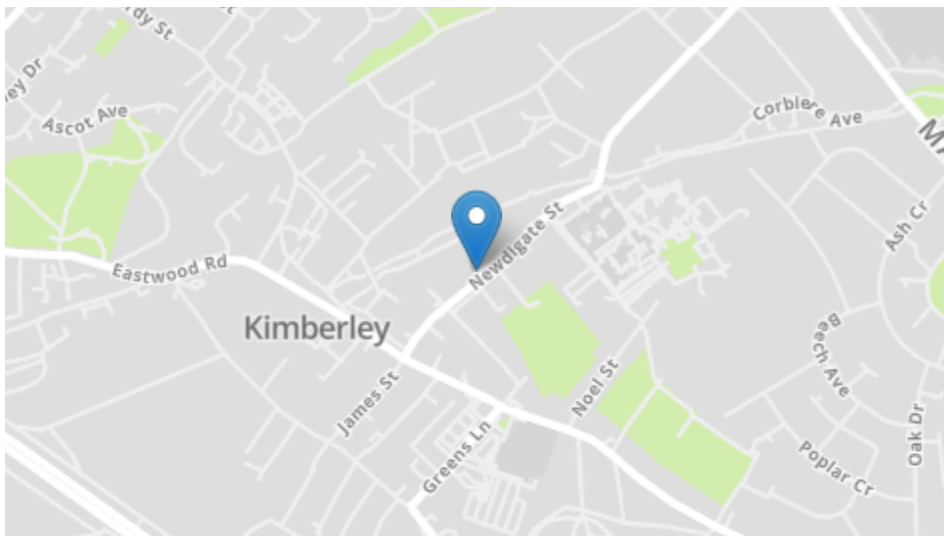
Newdigate Street, Kimberley, NG16 2NJ

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		55
(55-68)	D		
(39-54)	E		
(21-38)	F		55
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 26891232

Our Seller says....

- End Terrace Victorian House
- 2 Double Bedrooms
- 2 Reception Rooms
- Low Maintenance Rear Garden
- Excellent Road & Public Transport Links
- Close To Kimberley Town Centre
- No Upward Chain
- Sold With Tenant In Situ
- Investor Opportunity

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



***** READY MADE INVESTMENT ***** This Victorian semi detached house is less than 100 yards from Kimberley Town Centre. Features include 2 DOUBLE bedroom and 2 reception rooms and also benefits from NO UPWARD CHAIN with the property being sold with tenant in situ. The property in brief comprises to the ground floor; entrance hall, lounge, dining room with door to the cellar and kitchen. To the first floor the landing gives access to 2 double bedrooms and family bathroom. Outside the rear garden is predominantly lawned. The location is highly sought after being within walking distance to the shops & amenities of Kimberley Town Centre as well as The Kimberley School & leisure centre. Transport links are also excellent with a bus stop just a few hundred yards away and easy access to the A610 which leads to junction 26 of the M1 motorway.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side, stairs to the first floor and door to the dining room.

Lounge

3.67m x 3.39m (12' 0" x 11' 1") UPVC double glazed window to the front, real flame gas fire and radiator.

Dining Room

3.74m x 3.35m (12' 3" x 11' 0") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and radiator. Open to the kitchen and door to the cellar.

Kitchen

4.69m x 2.23m (15' 5" x 7' 4") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, wall mounted combination boiler, ceiling spotlights, uPVC double glazed windows to the rear and side and door to the rear garden.



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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First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1

4.33m x 3.42m (14' 2" x 11' 3") UPVC double glazed window to the front, wood effect laminate flooring, radiator and feature traditional fire place.

Bedroom 2

3.37m x 3.37m (11' 1" x 11' 1") UPVC double glazed window to the rear, access to the attic, radiator and 2 built in wardrobes/storage cupboard.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed electric shower over. Ceiling spotlights, radiator, access to the attic and obscured uPVC double glazed window to the rear.

Outside

The front of the property is palisaded by original brickwork. The low maintenance rear garden comprises a concrete patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side alley.