

Park Avenue, Kimberley, NG16 2PW

£160,000

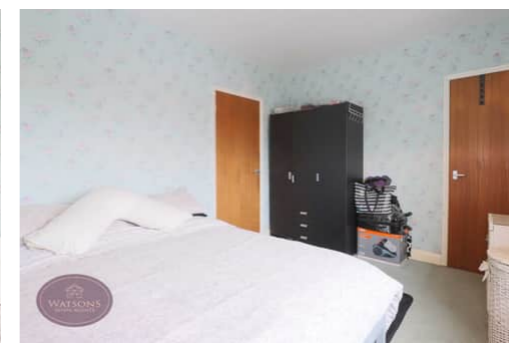


Park Avenue, Kimberley, NG16 2PW

£160,000



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



Our Seller says....

- Semi Detached House
- 2 Double Bedrooms
- Downstairs WC
- Off Road Park & Garage
- Quiet Cul De Sac Location
- Walking Distance To Amenities
- Semi Rural Location
- No Upward Chain

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 - 26866819

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



*** MAKE YOUR MARK AT PARK AVENUE *** Whether you are a first time buyer, upgrading from your first home, down-sizing, re-locating, or an investor - this 2 bed semi offers a great opportunity for some modernisation to make it your own. Positioned on a quiet cul-de-sac in the Swingate area of Kimberley, local amenities include a wide range of shops, pubs & restaurants, favoured schools, as well as countryside walks and good public transport links. The accommodation comprises in brief: entrance hall, lounge, kitchen, rear lobby to downstairs wc, upstairs landing to the 2 DOUBLE bedrooms and bathroom. Outside, a driveway running alongside provides off street parking and the rear garden is quite a generous size, with a high level of privacy. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed door to the front, stairs to the first floor and door to the lounge.

Lounge

4.4m (4.33m into the bay) x 3.65m (14' 5" x 12' 0") UPVC double glazed bay window to the front, door to the kitchen.

Kitchen

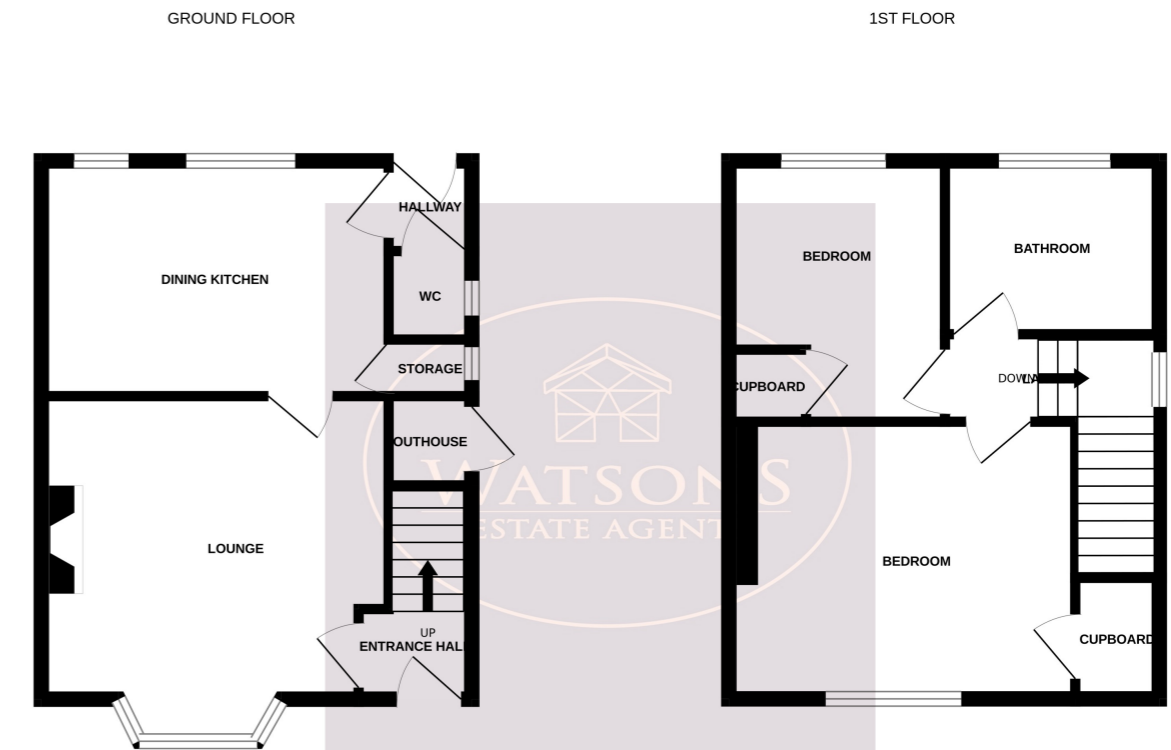
3.77m x 2.62m (12' 4" x 8' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, 2 uPVC double glazed windows to the rear, radiator, walk in pantry and door to the rear lobby.

Rear Lobby

Doors to the WC and rear garden.

WC

WC.



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 ©2023

First Floor

Landing

UPVC double glazed window to the side and doors to both bedrooms and bathroom.

Bedroom 1

4.1m (4.46m max) x 3.02m (13' 5" x 9' 11") UPVC double glazed window to the front, radiator and built in wardrobe incorporating the boiler.

Bedroom 2

3.37m x 2.62m (11' 1" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a paved patio. Running alongside the property is a concrete driveway providing ample off road parking leading to the single detached timber built garage. Other features include an integrated store. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and brick built outhouse. The garden is enclosed by timber fencing to the perimeter.