

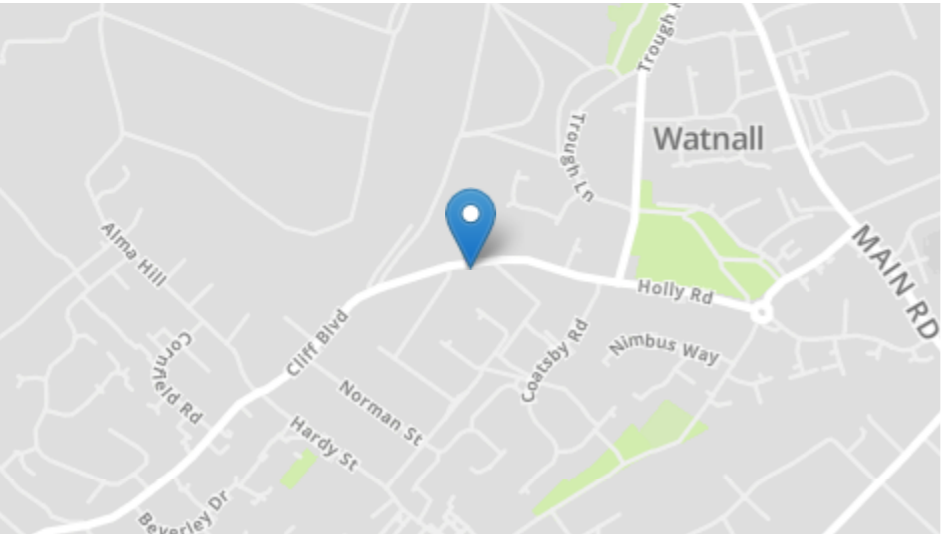
High Spannia, Kimberley, NG16 2LD

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Town House
- 2 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Private South Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Fully Renovated Throughout
- 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 - 28443722

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



*** HIGH SPEC ON HIGH SPANNIA! *** This amazing town house in Kimberley has been FULLY REFURBISHED to a high standard and comes to the market with NO UPWARD chain, so whether you are down-sizing, investing or a first time buyer looking for something special, this is well worth viewing. In brief, the accommodation comprises: lounge, dining room, kitchen, WC, upstairs landing to the 2 bedrooms and bathroom. The south-facing lawned rear is a lovely private space to enjoy the Spring & Summer months and a brick built outbuilding provides useful additional storage. The location is within walking distance from Kimberley Town Centre, whilst also having parks and countryside walks nearby too. Call our team now to arrange a viewing.

Ground Floor

Lounge

3.61m x 2.99m (11' 10" x 9' 10") UPVC double glazed entrance door to the front, uPVC double glazed window to the front and radiator. Solid wooden door to the dining room.

Dining Room

3.64m x 3.36m (11' 11" x 11' 0") UPVC double glazed French doors to the rear garden, built in storage cupboard, radiator, solid wooden door to the stairs to the first floor and solid wooden doors to the kitchen and WC.

WC

WC, feature sink and tiled flooring.

Kitchen

3.81m x 1.82m (12' 6" x 6' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, integrated combination boiler, radiator and ceiling spotlights.

First Floor

Landing

Solid wooden doors to both bedrooms and bathroom.

Bedroom 1

3.65m x 3.05m (12' 0" x 10' 0") UPVC double glazed window to the front and radiator. Access to the attic.

Bedroom 2

3.36m x 2.05m (11' 0" x 6' 9") UPVC double glazed window to the rear, built in storage cupboard/wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with feature sink and bath with mains fed shower over. Heated towel rail, tiled flooring, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The South facing rear courtyard comprises a decorative bark area, leading to the turfed lawn and is enclosed by hedge borders to the perimeter.

