

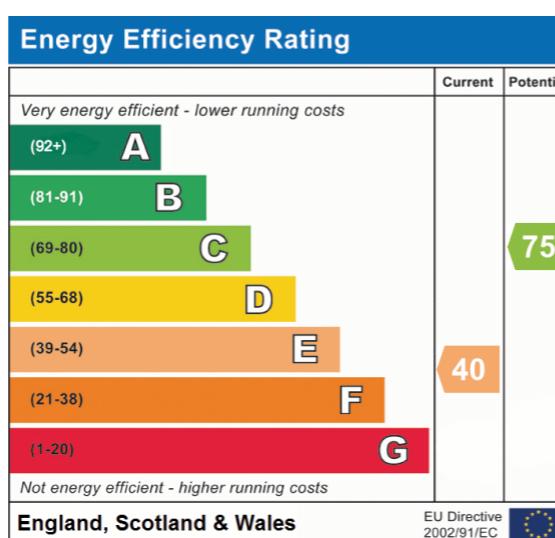
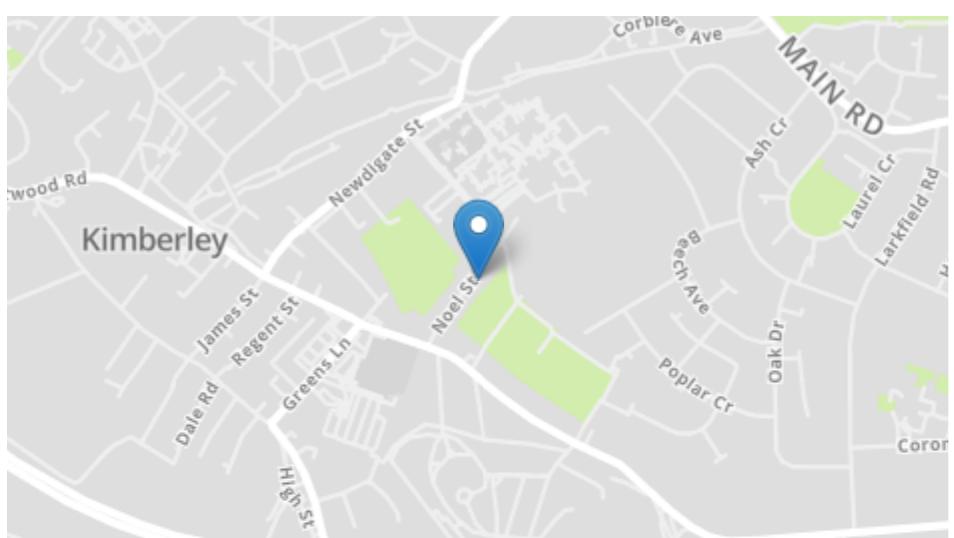
Noel Street, Kimberley, NG16 2NE

Offers Over £150,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29746932

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](http://www.watsons-residential.co.uk)

0115 938 5577  
8am-8pm - 7days



Our Seller says....

- Mid Terrace House
- 2 Bedrooms
- 2 Reception Rooms
- South East Facing Rear Garden
- Walking Distance to Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment
- No Upward Chain
- Newly Refurbished



\*\*\* STEP ON THE PROPERTY LADDER \*\*\* Brought to the market with no upward chain is this newly refurbished two bedroom terraced property, located in walking distance to Kimberley town centre. An ideal first time buy or investment purchase, features include two reception rooms, a modern kitchen, and a south-east facing rear garden. Briefly comprising; living room, dining room, kitchen. To the first floor, two bedrooms and bathroom. Outside, to the rear is a south-east facing courtyard garden. If you are after convenience and amenities on your doorstep, this is the property for you. A supermarket can be found at the bottom of the road, along with regular bus routes into Nottingham. Also close by are a range of shops, cafe's and pubs, along with favoured schools. Contact Watsons to arrange a viewing.

## Ground Floor

### Lounge

3.53m x 3.46m (11' 7" x 11' 4") Entrance door, UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the dining room.

### Dining Room

3.6m x 3.55m (11' 10" x 11' 8") Door to the under stairs storage cupboard, radiator, feature fire, wood effect laminate flooring and door to the kitchen.

### Kitchen

3.38m x 2.23m (11' 1" x 7' 4") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine, wall mounted boiler, wood effect laminate flooring, uPVC double glazed window to the rear and door to the rear garden.

## First Floor

### Landing

Airing cupboard housing the combination boiler and doors to both bedrooms and bathroom.

### Bedroom 1

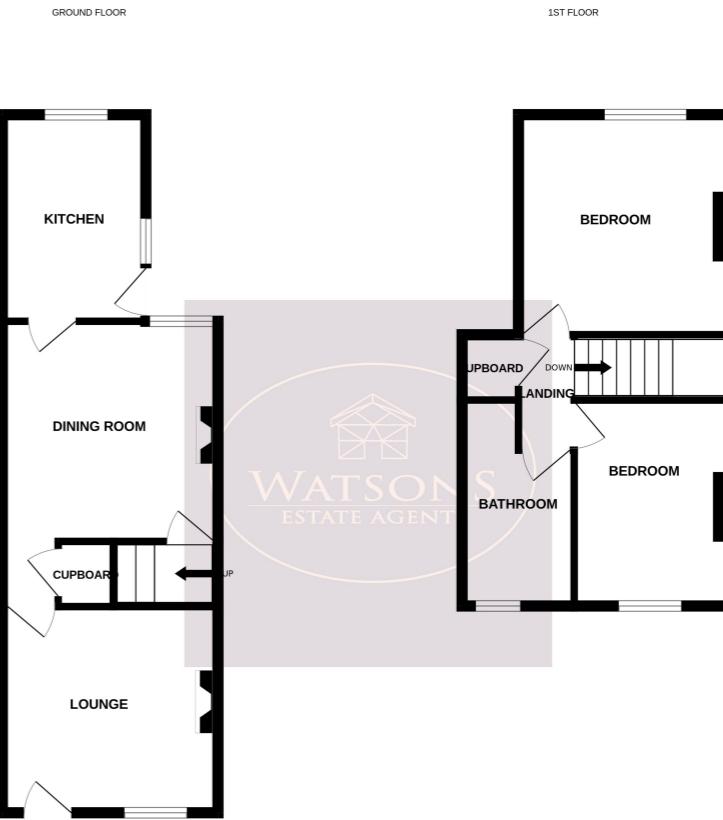
3.62m x 3.54m (11' 11" x 11' 7") UPVC double glazed window to the rear, feature cast iron fire and radiator.

### Bedroom 2

3.4m x 2.68m (11' 2" x 8' 10") UPVC double glazed window to the front and radiator.

### Bathroom

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



Whilst every effort 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 not be relied on as such by any prospective purchaser. Prospective buyers should not assume that any specific fixtures or fittings shown on the plan as to their operability or efficiency can be given. Made with Microplan C3025.

### Outside

To the rear of the property is a paved patio seating area and gated access to the side leading to the side alley.

### Agents Note

The Seller has provided us with the following information, the boiler is located in the kitchen and is around 3 years old.