

Swingate, Kimberley, NG16 2PH

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>81</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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 - 28617139

- Victorian End Terrace Property
- 2 Double Bedrooms
- 2 Reception Rooms
- Recently Refitted Bathroom
- West Facing Rear Garden
- Popular Residential Location
- Walking Distance To Kimberley Town Centre
- Ideal First Purchase
- Investment Opportunity
- No Upward Chain

Our Seller says....

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  
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\*\*\* BOOK YOUR VIEWING NOW! \*\*\* Whether you are a first time buyer, down-sizing or buying for investment, this end town house in Kimberley could be perfect for you. With 2 reception rooms and 2 double bedrooms and a lovely west-facing garden, it is well worth viewing. The deceptively spacious accommodation is well presented throughout, meaning you can move in with minimal fuss; comprising in brief: lounge, dining room, kitchen on the ground floor, with the 2 bedrooms and a recently refitted bathroom upstairs. There is a west-facing lawned garden to the rear and on street parking to the front. Beautiful countryside is on the doorstep, whilst all the shops and amenities including favoured schools are all within walking distance too! We expect this one to be popular, so call our friendly team to arrange a viewing now.

### Lounge

4.41m reducing to 3.35m x 3.09m (14' 6" x 10' 2") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, cupboard incorporating utility meters, radiator. Door to the dining room.

### Dining Room

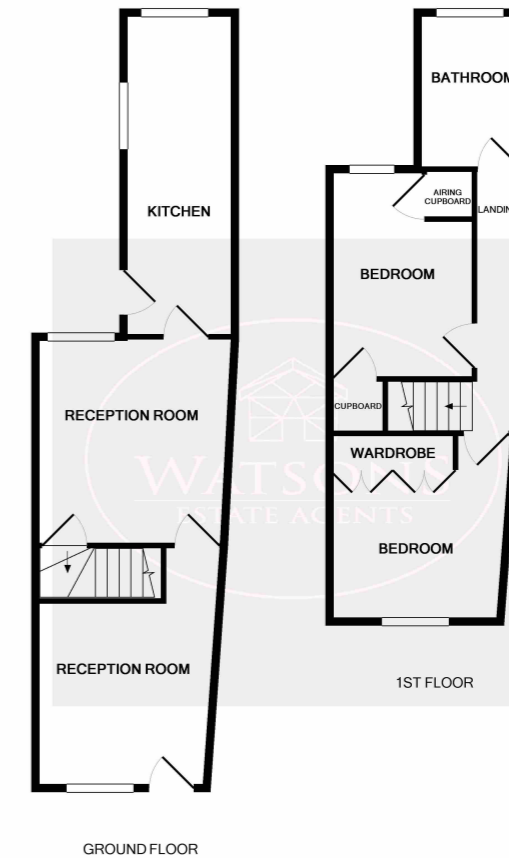
3.71m x 3.58m (12' 2" x 11' 9") UPVC double glazed window to the rear, radiator. Doors to kitchen & stairs to the first floor.

### Kitchen

5.9m x 1.9m (19' 4" x 6' 3") A range of matching wall & base units with rolled edge work surfaces and tiled splashbacks, stainless steel sink & drainer, integrated electric oven and gas hob with extractor over, plumbing for washing machine, further useful appliance space, uPVC double glazed window to the rear & side. Door leading out to the rear garden.

### Landing

Doors to both bedrooms and bathroom.



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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### Bedroom 1

3.76m x 2.62m (12' 4" x 8' 7") UPVC double glazed window to the rear, built in storage cupboard with access to attic, airing cupboard incorporating hot water tank, radiator and wood effect laminate flooring.

### Bedroom 2

3.35m reducing to 2.75m x 3.16m (11' 0" reducing to 9'0" x 10' 4") UPVC double glazed window to the front, fitted wardrobes, radiator and wood effect laminate flooring.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit bath with electric shower over skylight, obscured uPVC double glazed window to the rear, chrome heated towel rail, extractor fan and tiled flooring.

### Outside

There is a concrete patio area to the rear with a lawned garden secured by timber fencing with side gated access.