

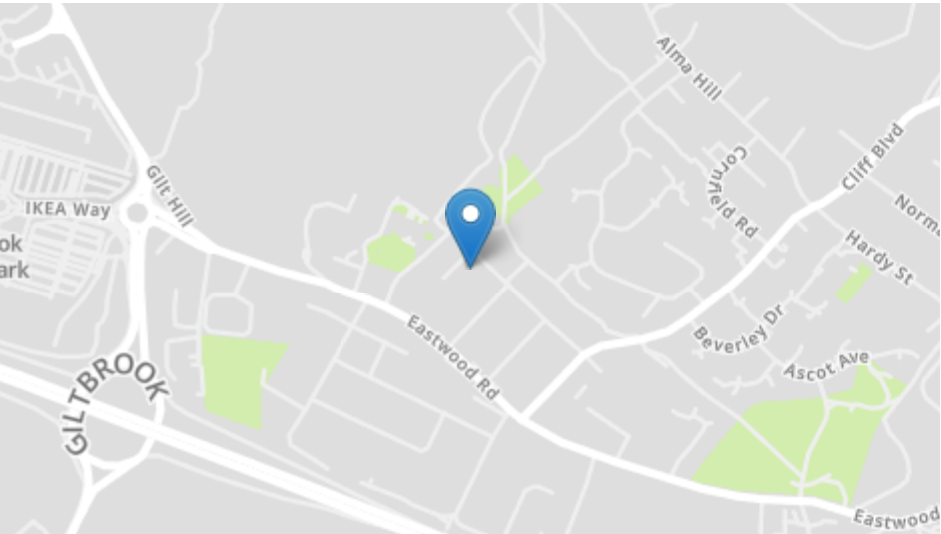
Glenfield Avenue, Kimberley, NG16 2HB

Offers Over £240,000



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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		68
(39-54) E	45	
(21-38) F		
(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 - 28937228

Our Seller says....

- Detached Bungalow
- 2 DOUBLE Bedrooms
- Conservatory
- Driveway & Garage
- Cul De Sac Location
- South East Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

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



*****SECLUSION AND CONVENIENCE***** Get the best of both worlds with this superb, spacious two bedroom detached bungalow, ideally located close to Kimberley town centre, but located in a quiet cul-de-sac off the 'beaten' track. Brought to the market with no upward chain, with a driveway, garage, and south-east facing rear garden. Briefly comprising; porch, entrance hallway, lounge, kitchen, shower room, two good sized bedrooms, and conservatory. Outside, located towards the end of this quiet cul-de-sac, to the front is a driveway and garage, and to the rear is a privately enclosed south-east facing garden. Located in easy reach of Kimberley, the towns amenities are on your doorstep, including a range of shops, supermarket and excellent transport links. The Giltbrook retail park is a short drive away, along with the nearby town of Eastwood. Contact Watsons to arrange a viewing.

Porch

Entrance door to the front, 2 uPVC double glazed windows to the side and door to the entrance hall.

Entrance Hall

Cloakroom, radiator and doors to all rooms.

Lounge

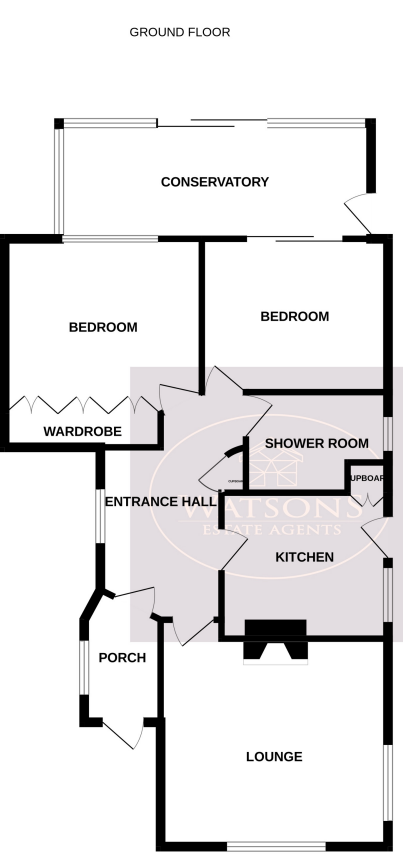
4.25m x 3.59m (13' 11" x 11' 9") UPVC double glazed bay window to the front and uPVC double glazed window to the side, radiator. Feature fire place with inset space for electric fire.

Kitchen

3.1m x 2.77m (10' 2" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, tiled flooring, uPVC double glazed window to the side and door to the side.

Bedroom 1

3.6m x 3.56m (11' 10" x 11' 8") UPVC double glazed window to the rear, fitted wardrobes and radiator.



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 misstatement. 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 i2025

Bedroom 2

3.5m x 2.71m (11' 6" x 8' 11") Sliding patio doors to the conservatory wood effect tiled flooring and radiator.

Conservatory

5.79m x 2.34m (19' 0" x 7' 8") Brick & uPVC double glazed construction, radiator, tiled flooring and sliding patio doors to the rear garden.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, heated towel rail, ceiling spotlights and access to the attic (fully boarded).

Outside

To the front of the property are gravel beds with a range of mature plants & shrubs. A tarmacadam driveway provides ample off road parking leading to the carport and detached single garage with up & over door and power behind double wooden gates.. The South East facing rear garden comprises a paved patio seating area, gravel beds with a range of plants and shrubs and a timber built summer house. The garden is enclosed by hedge borders and timber fencing to the perimeter with gated access to the side.