

High Street, Kimberley, NG16 2LR

£130,000



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Our Seller says....

- 19th Century Cottage
- Lounge with Original Beams
- 1 Double Bedroom
- Modern 3 Piece Family Bathroom
- Close to Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Purchase
- Fully Modernised
- 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 - 30089803

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



***** COSY COTTAGE ***** A wonderful opportunity for first time buyers or those looking to downsize. Located a short stroll away from Kimberley town centre is this gorgeous 19th century cottage, which has been tastefully renovated throughout by the current vendor, with a range of modern twists including a stylish three piece bathroom, but retaining much of it's original charm including beamed ceilings. Briefly comprising; porch, lounge, kitchen. To the first floor, a double bedroom, and a modern three piece bathroom. Outside you'll find a communal garden. If you are looking for a cozy cottage but close enough to all the action, you'll be hard pushed to beat this beauty. With all of Kimberley's amenities right on your doorstep including pubs, independent shops, a supermarket and much more. There are wonderful surrounding walks close by, along with excellent transport links. Contact Watsons to arrange a viewing.

Entrance Porch

UPVC double glazed door to the side and uPVC double glazed window window to the front. Refitted roofing. Door leading to lounge.

Lounge

3.35m x 3.40m (11' 0" x 11' 2") uPVC double glazed window to the front, feature ceiling beams, wooden flooring, radiator and log burner. Door to kitchen.

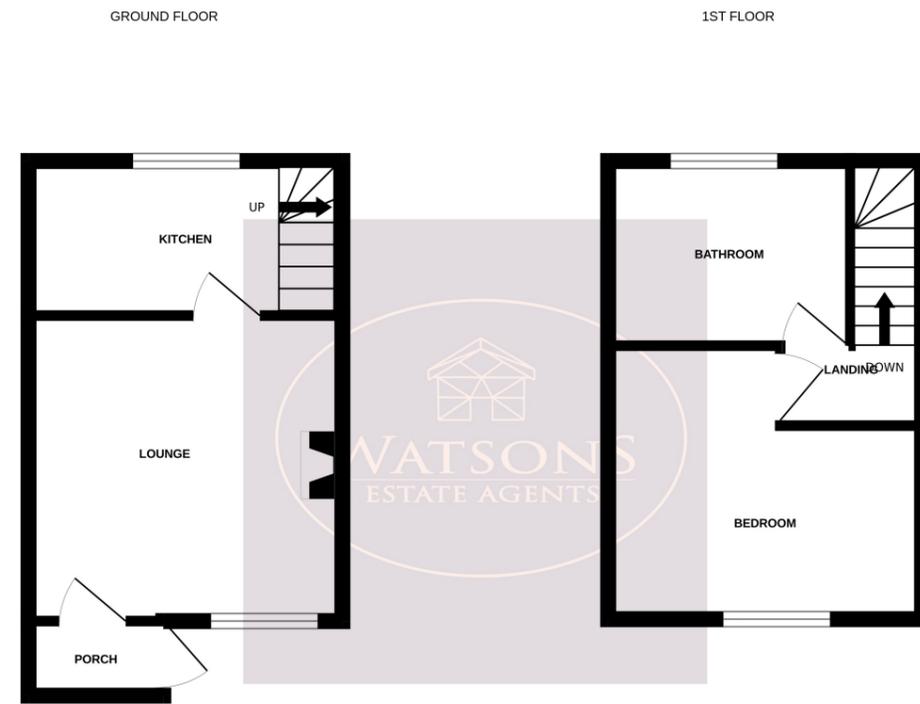
Kitchen

2.77m x 2.06m (9' 1" x 6' 9") A range of base units with traditional style wooden work surface and inset Belfast sink. Tiled flooring, radiator. Stairs leading to first floor. Space for cooker and plumbing for washing machine. UPVC double glazed window to the rear.

First Floor

Landing

Doors to the bedroom and bathroom.



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.
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Bedroom

L Shaped 3.72m max x 3.14m (12' 2" x 10' 4") UPVC double glazed window to the front and radiator.

Bathroom

2.77m x 2.34m (9' 1" x 7' 8") 3 piece suite in white comprising WC, pedestal sink unit and bath with rainfall effect shower over. Tiled flooring, chrome heated towel rail. Wall mounted boiler, access to the attic and ceiling spotlights.

Outside

There is a communal garden area to the side of the building which is paved and has a small pond. This is accessed by the shared pathway which runs along the front of the building. There is gated access to the side of the property and there is a parking layby on street.

Agents Note

The seller has provided us with the following information, the boiler is located in the loft and is 9 years old. It was last serviced in March 2026.