

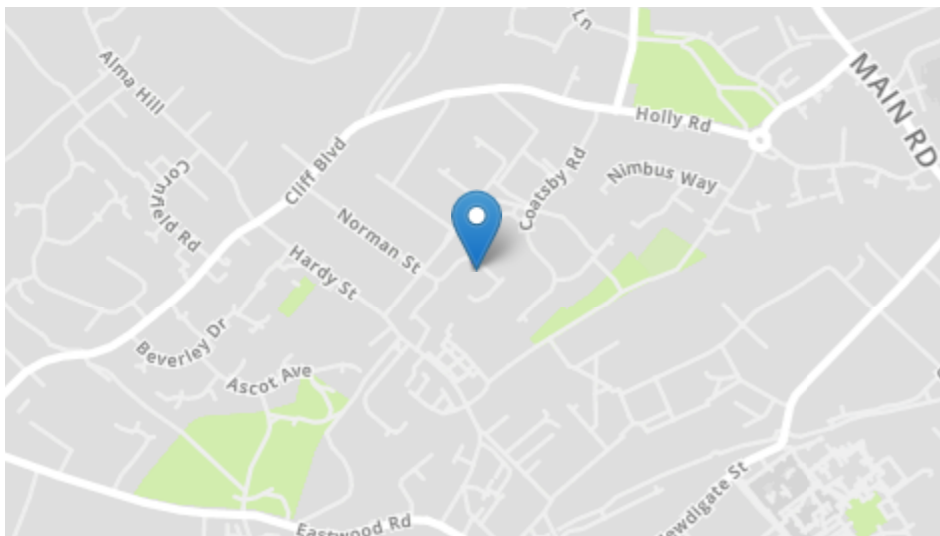
7 Dorchester Road, Kimberley, Nottingham, NG16 2TN

Offers Over £170,000



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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

Ref - 27221943



- Semi Detached House
- 2 Bedrooms
- Open Plan Dining Kitchen
- Private Rear Garden
- Off Road Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- 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

8am-8pm - 7days



*** JUMP ON THE PROPERTY LADDER *** If you're looking for your first home, downsizing or wanting a property you can put your own stamp on - this could be the house for you! Accommodation in brief comprises; entrance porch, lounge, dining kitchen, two double bedrooms and bathroom. Externally there is a private rear garden as well as a front garden along with off road parking. Dorchester Road is conveniently location within half a mile from Kimberley Town Centre which offers a wide range of shops, amenities and transport links with various schools, including Hollywell Primary being within walking distance. For those that commute, the A610 and M1 road links are close by as well as regular bus routes into Nottingham City Centre. This CHAIN FREE property boasts ample potential as well as a location to suit all. To make this house your home, call our team today!

Ground Floor

Porch

1.79m x 1.73m (5' 10" x 5' 8") UPVC double glazed door to the front, uPVC double glazed windows to the side, tiled flooring and uPVC double glazed door to the lounge.

Lounge

4.7m x 4.47m (15' 5" x 14' 8") UPVC double glazed window to the front, vinyl tiled flooring, feature brick fire surround with inset space for fire and radiator. Door to the dining kitchen and stairs to the first floor.

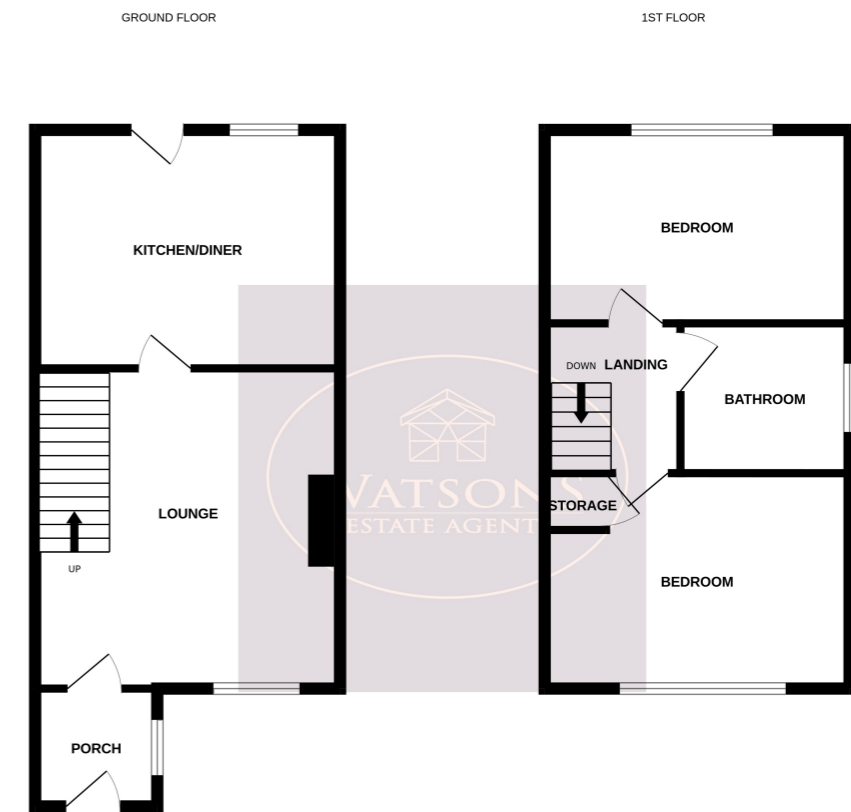
Dining Kitchen

4.47m x 3.5m (14' 8" x 11' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Doors to all bedrooms 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex 02/24

Bedroom 1

4.47m x 3.16m (14' 8" x 10' 4") Wooden floor, radiator and uPVC double glazed window to the front.

Bedroom 2

4.47m x 2.84m (14' 8" x 9' 4") UPVC double glazed window to the rear, radiator and over stairs storage cupboard.

Bathroom

2.48m x 2.2m (8' 2" x 7' 3") 3 piece suite comprising WC, pedestal sink unit and bath. Radiator, vinyl tiled flooring and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a paved section, flower bed borders with a range of plants & shrubs. A concrete driveway provides off road parking. The low maintenance rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter.