

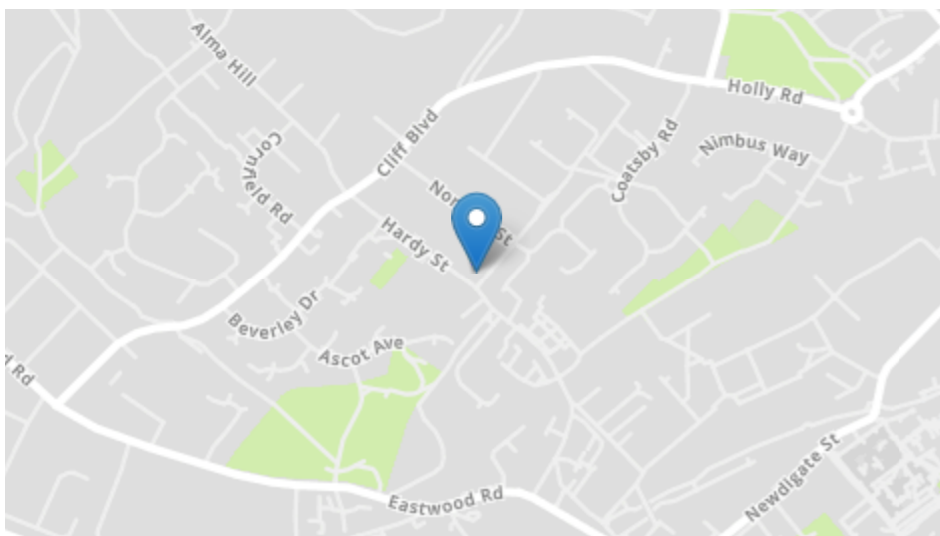
Hardy Street, Kimberley, NG16 2JX

GUIDE PRICE £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace Family Home
- 3 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Private Low Maintenance Rear Garden
- 2 Allocated Parking Spaces
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

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 - 26935395

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



*** GUIDE PRICE £200,000-£210,000 *** This modern 3 bedroom town house sits within walking distance of Kimberley Town Centre. With off street parking for 2 cars and low maintenance garden, it is ideally suited to busy professionals. The accommodation comprises in brief: entrance hall, lounge, kitchen diner, with access to downstairs wc and a store cupboard. Upstairs, the landing leads to the 3 bedrooms and family bathroom. Outside, the rear garden is low maintenance and enjoys a high level of privacy. Two allocated car parking spaces lie just beyond for convenience. Whether you are a first time buyer, up-sizing, relocating or down-sizing, this well positioned home could be just for you. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

4.49m x 3.56m (14' 9" x 11' 8") Wood double glazed window to the front, radiator and solid oak door to the dining kitchen.

Dining Kitchen

4.44m x 4.13m (14' 7" x 13' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated NEFF appliances to include electric oven & hob with extractor over, fridge freeze and dishwasher. Tiled flooring, plumbing for washing machine, under stairs storage cupboard, ceiling spotlights, radiator, uPVC double glazed French doors leading to the rear garden and door to the WC.

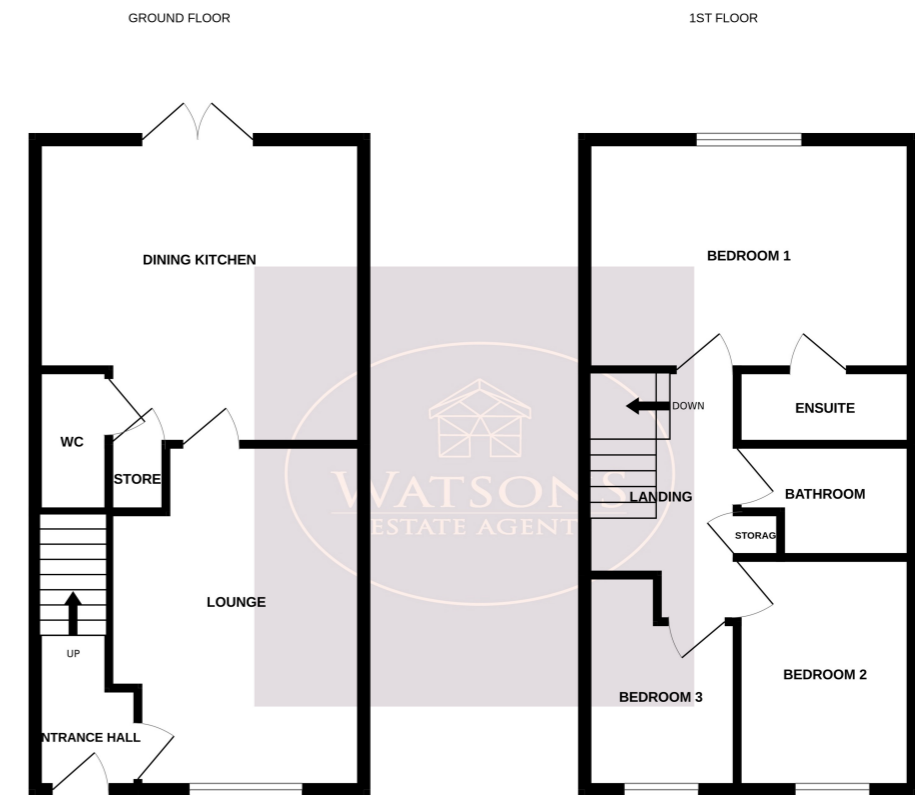
WC

Concealed cistern WC, pedestal sink unit, radiator, extractor fan and ceiling spotlights.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic, radiator and solid oak 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 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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Primary Bedroom

4.52m x 3.18m (2.64m min) (14' 10" x 10' 5") Wooden double glazed window to the rear, radiator and solid oak door to the en suite.

En Suite

3 piece suite comprising WC, wall mounted sink and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

3.15m x 2.36m (10' 4" x 7' 9") Wooden double glazed window to the front and radiator.

Bedroom 3

2.23m (2.74m max) x 2.02m (7' 4" x 6' 8") Wooden double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, wall mounted sink and bath with mains fed shower over. Ceiling spotlights and extractor fan.

Outside

The low maintenance rear garden offers a good level of privacy and comprises paved patio and gravel sections. The garden is enclosed by timber fencing to the perimeter with gated access to rear.