

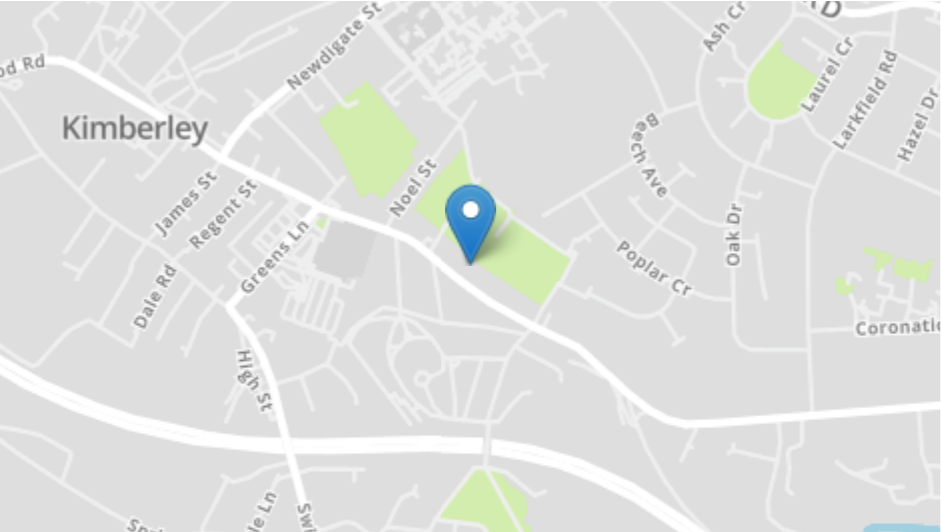
Nottingham Road, Kimberley, NG16 2NB

Offers Over £260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	81
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Driveway & Garage
- Rear Garden with Open Views
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre

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 - 29210595

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



*** A GREAT MOVE UP THE LADDER *** Located in the heart of Klumberley and in walking distance to the town centre, is this brilliant three bedroom traditional semi-detached home. With two reception rooms, conservatory, driveway, garage, and open views over the cricket club, there is room to grow into and create your perfect home. Briefly comprising; porch, entrance hallway, lounge, dining room, conservatory, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway and garage to the front, and private garden to the rear with open views. A wealth of amenities including favoured schools are all within walking distance and the location is served well by bus & tram, as well as key road links including A610 & M1 motorway so it is no surprise this location is so popular. Call our sales team now to arrange a viewing.

Ground Floor

Porch

Arched uPVC double glazed entrance door and original wooden entrance door to the entrance hall.

Entrance Hall

Stairs to the first floor, luxury vinyl tiled flooring, radiator, doors to the dining room and breakfast kitchen.

Lounge

4.78m into the bay x 3.96m (15' 8" x 13' 0") UPVC double glazed bay window to the front, 2 radiators, feature brick built fire place and luxury vinyl tiled flooring.

Dining Room

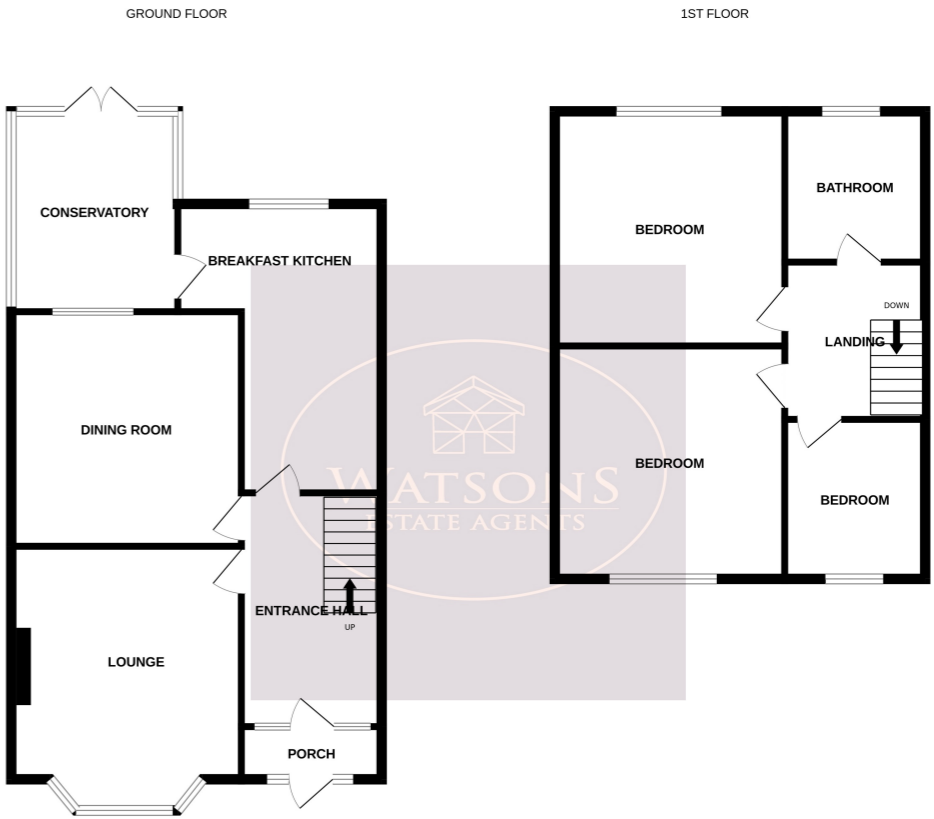
4.06m x 3.96m (13' 4" x 13' 0") UPVC double glazed window to the rear, 2 radiators. Exposed wooden flooring.

Kitchen

4.99m x 2.41m (3.13m max) (16' 4" x 7' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over and dishwasher. Integrated combination boiler, plumbing for washing machine, radiator, luxury vinyl tiled flooring, uPVC double glazed window to the rear and door to the conservatory.

Conservatory

3.44m x 2.89m (11' 3" x 9' 6") Brick & uPVC double glazed construction with pitched polycarbonate roof. Tiled flooring and French doors to the rear garden.



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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First Floor

Landing

Access to the attic (fully boarded) and doors to all bedrooms and bathroom.

Bedroom 1

4.07m x 3.99m (13' 4" x 13' 1") UPVC double glazed window to the rear, luxury vinyl tiled flooring and radiator.

Bedroom 2

3.96m x 3.81m (13' 0" x 12' 6") UPVC double glazed window to then front and radiator.

Bedroom 3

2.75m x 2.41m (9' 0" x 7' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Ceiling spotlights, vertical radiator and obscured uPVC double glazed window to then rear.

Outside

To the front of the property are gravel beds and flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides ample off road parking and leads to the garage measuring 6.1m x 2.8m with up & over door and power. The garden is enclosed by brick wall to the perimeter. The rear garden offers a good level of privacy and benefits from open views. The garden comprises a paved patio, well maintained lawn, flower bed borders with a range of plant & shrubs and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.