

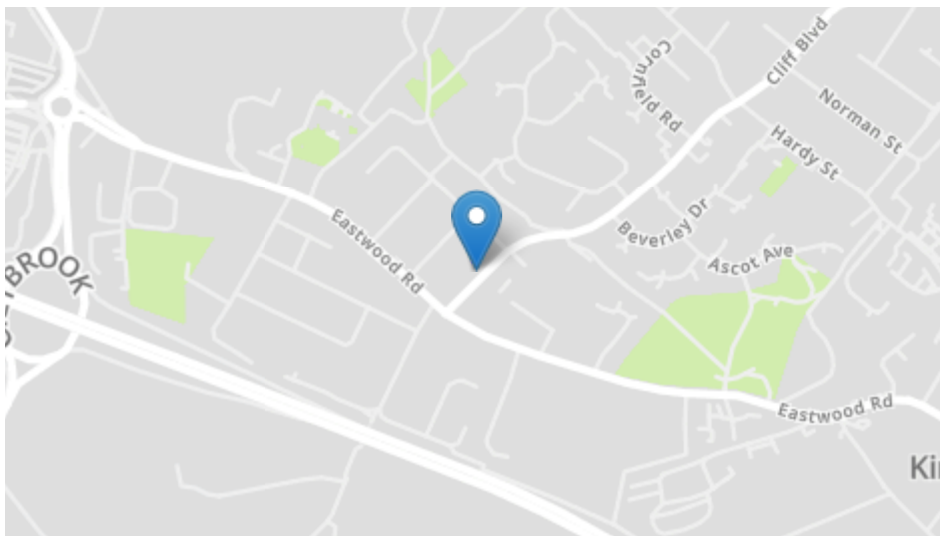
Maws Lane, Kimberley, NG16 2JB

Offers Over £150,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- 3 Storey Mid Terrace Home
- 3 Bedrooms
- 2 Reception Rooms
- Private Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre
- 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 - 27240755

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



\*\*\* GET MORE FOR YOUR MONEY \*\*\* This tremendous town house in Kimberley offers more space than you might expect at this price point, so whether you are a small family, first time buyer needing good space, or wanting to down-size without compromise, this should be on your viewing list. The accommodation is arranged over 3 floors and comprises in brief: porch, dining room, breakfast kitchen, first floor landing to bedrooms 2 & 3 with stairs leading up to the generous primary bedroom. Outside, there is a lawned rear with it's own secure access which makes it suitable for those with children or pets, whilst on street parking is available to the front. This location is within walking distance of all the amenities in Kimberley Town Centre and a regular bus service runs past the bottom of the street. Favoured schools area also nearby. Call our sales team now to arrange a viewing.

## Ground Floor

### Porch

Composite entrance door to the front and door to the lounge.

### Lounge

3.54m x 3.39m (11' 7" x 11' 1") UPVC double glazed window to the front, radiator and door to the dining room.

### Dining Room

4.73m x 3.57m (15' 6" x 11' 9") UPVC double glazed window to the rear, stairs to the first floor, radiator and door to the dining kitchen.

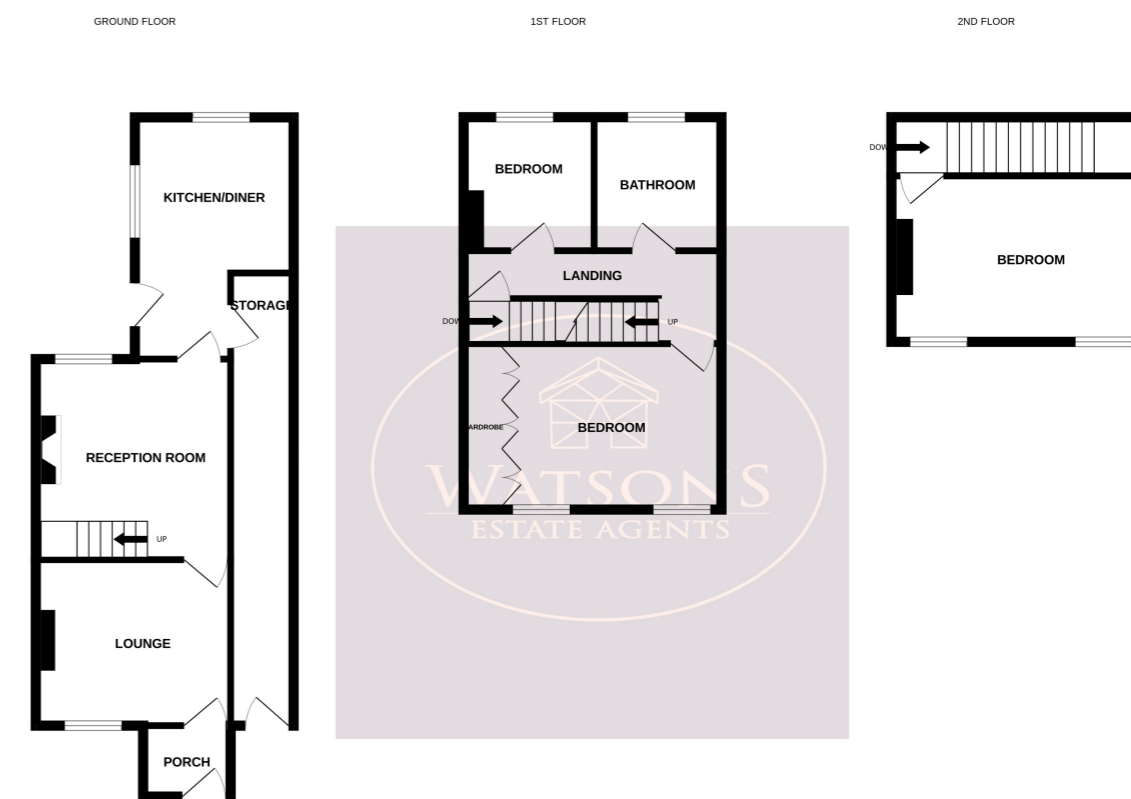
### Breakfast Kitchen

5.18m x 2.63m (17' 0" x 8' 8") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: electric and 5 ring gas hob with extractor over and fridge freezer. Plumbing for washing machine, cupboard housing the boiler, radiator. UPVC double glazed windows to the side & rear, door to the rear garden leading to the side alley.

## First Floor

### Landing

Doors to bedrooms 2 & 3 and family bathroom. Stairs up to bedroom 1.



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 2

3.94m x 3.44m (12' 11" x 11' 3") 2 uPVC double glazed windows to the front, fitted wardrobes and radiator.

### Bedroom 3

2.73m x 1.83m (2.19m max) (8' 11" x 6' 0") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Airing cupboard housing the hot water tank and radiator.

## Second Floor

### Bedroom 1

4.49m x 3.4m (14' 9" x 11' 2") 2 uPVC double glazed windows to the front and radiator.

### Outside

The rear garden offers a good level of privacy and comprises a concrete courtyard, turfed lawn, flower bed borders with a range of plants & shrubs, timber decking seating area and timber built shed. The garden is enclosed by timber fencing to the perimeter.