

Park Avenue, Kimberley, NG16 2PW

Offers Over £200,000



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



- Semi Detached Home
- 2 Double Bedrooms
- Modern Dining Kitchen
- Off Street Parking
- Generous Plot
- Walking Distance From Shops & Amenities
- Sought After Location
- Ideal First Purchase

Our Seller says....

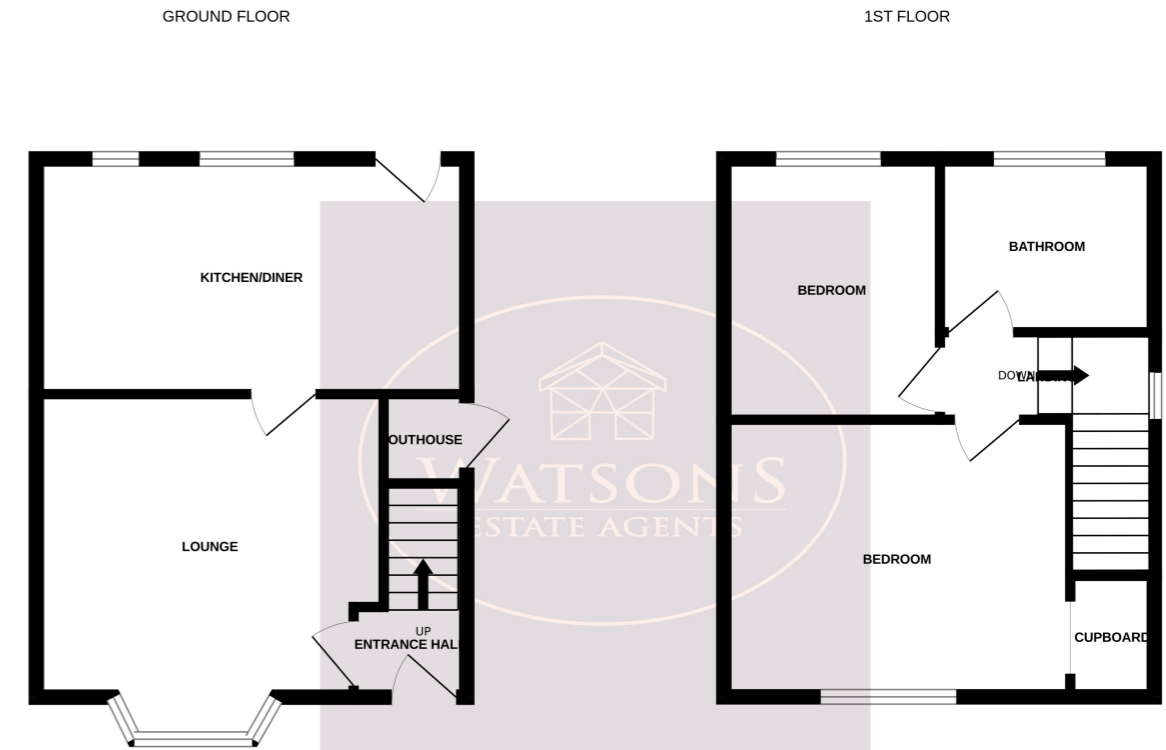
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27586052

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



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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***** A PERFECT FIRST HOME ***** Located in the sought after `Swingate` area of Kimberley, is this well presented two bedroom property on a GREAT plot. In walking distance to the town centre and with NO CHAIN. The accommodation in brief comprises: entrance hall, lounge, kitchen, landing to bedrooms and bathroom. The plot provides useful space to the side which could be used to extend (subject to permissions) This location also has the benefit of schools and a lovely park just a short walk away. Call Watsons 8am-8pm to book your viewing on 0115 9385577.

Entrance Hall

UPVC double glazed door, stairs to first floor. Door to lounge.

Lounge

4.16m into bay x 4.46m (13' 8" x 14' 8") UPVC double glazed bay window to the front, wood burner and radiator.

Kitchen

3.75m x 2.61m (12' 4" x 8' 7") A range of matching wall & base units with rolled edge work surfaces, tiled splashbacks, inset stainless steel sink & drainer unit, integrated electric oven & gas hob, plumbing for washing machine, walk in pantry. Two uPVC double glazed windows to the rear, radiator.

1ST FLOOR

Landing

Access to attic, uPVC double glazed window to the side. Doors to bedrooms & bathroom.

Bedroom 1

4.45m x 3.02m (14' 7" x 9' 11") UPVC double glazed window to the front, over stair storage cupboard, radiator.

Bedroom 2

3.32m x 2.52m (10' 11" x 8' 3") UPVC double glazed window to the rear, storage cupboard, radiator.

Bathroom

3 piece suite in white comprising of WC, pedestal sink unit and free standing bath with shower. Obscured uPVC double glazed window to the rear, radiator.

Outside

To the rear of the property is a brick built out house, a paved patio, lawned area and flower bed borders with a range of plants & shrubs. The side of the property has space to extend (subject to permissions), concrete driveway with parking for 2 cars, a lawned area and hedgerow borders. The front of the property is lawned and has flower bed borders with a range of plants & shrubs.