

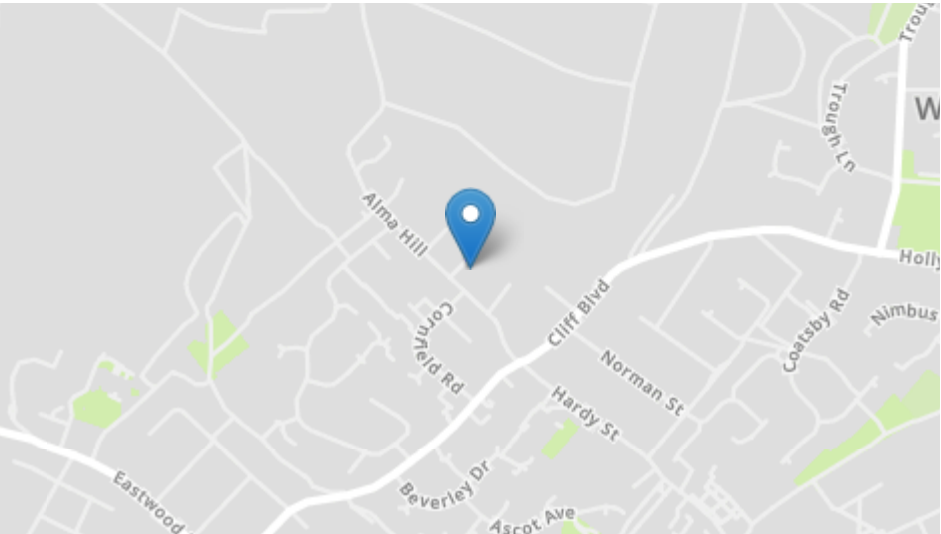
Soarbank Close, Kimberley, NG16 2NZ

Offers Over £190,000



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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		
	69	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 - 29139578

- End Town House
- 3 Bedrooms
- Generous Lounge Diner
- South East Facing Rear Garden
- Off Road Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Desired School Catchment Area
- Ideal First Home or Investment

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





\*\*\* DON't BE A 'SOAR' LOSER AND MISS OUT ON THIS ONE \*\*\* Brought to the market with no upward chain, is this well presented and spacious three bedroom end town house, ideally located close to Kimberley town centre. With ‘off road parking is available to the front of the property and off road parking available via the gate access to the path at the rear, a south-east facing rear garden, and two reception rooms, you won't want to miss out on a great opportunity, perfect for first time buyers. Briefly comprising; entrance hallway, lounge, dining room, kitchen. To the first floor, three bedrooms, two being spacious doubled, and bathroom. Outside, the property has allocated parking to the front, and a good sized and private south-east facing rear garden, perfect for making the most of the summer sun and the rear of property overlooks open fields providing lovely country side views. Kimberley town centre is in easy reach, where you'll find a range of shops, bars, cafes's and a supermarket. Nearby transport links provide easy access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Stairs to the first floor, door to the storage cupboard and doors to the lounge/diner and kitchen.

Lounge Area

3.78m x 3.76m (12' 5" x 12' 4") UPVC double glazed bay window to the front, door to the storage cupboard and radiator. Open to the dining area.

Dining Area

2.77m x 2.42m (9' 1" x 7' 11") Radiator and uPVC double glazed door to the rear garden.

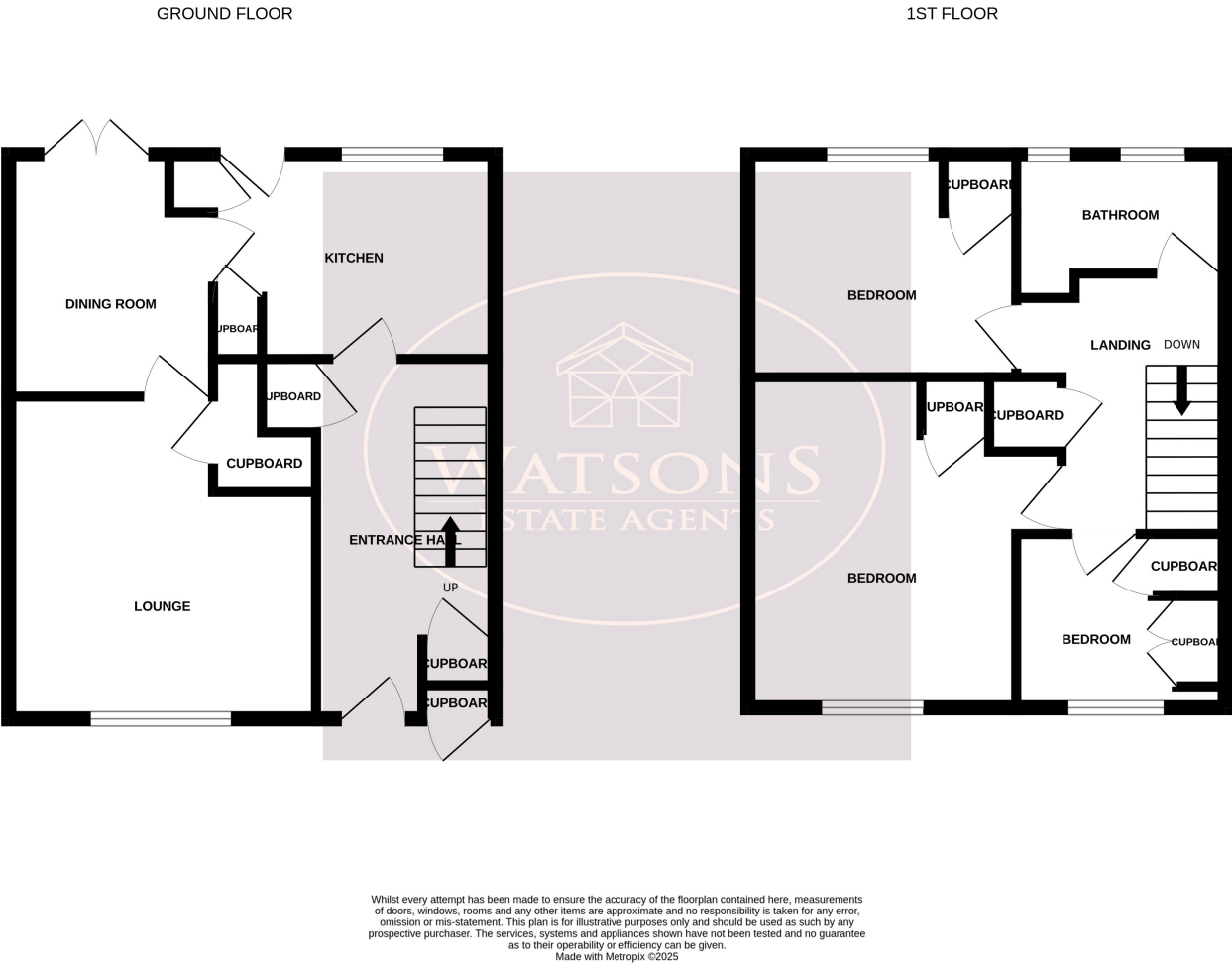
Kitchen

3.59m x 3.14m (11' 9" x 10' 4") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: waist height electric oven & 5 ring gas hob and microwave. Plumbing for washing machine, uPVC double glazed bay window to the rear. Radiator, door to the cupboard and door to the rear garden.

First Floor

Landing

Airing cupboard, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Bedroom 1

4.12m x 3.94m (13' 6" x 12' 11") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 2

3.2m x 2.66m (10' 6" x 8' 9") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

2.81m x 2.16m (9' 3" x 7' 1") UPVC double glazed window to the front, wardrobe, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a turfed lawn. The rear garden comprises a paved patio, timber decking seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the rear, leading to off road parking.