

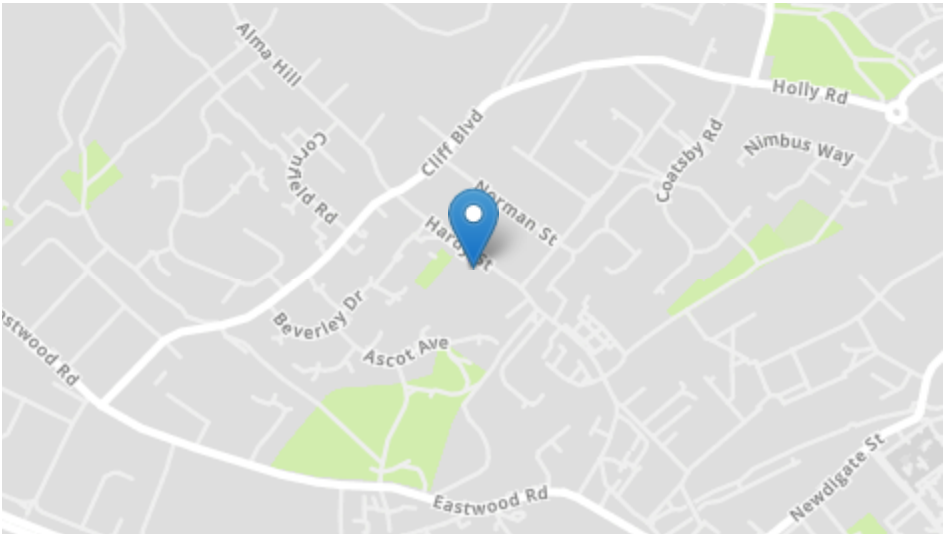
Hardy Street, Kimberley, NG16 2JL

Guide Price £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	85	
(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 Town House
- 3 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Private South Facing Rear Garden
- Off Road Parking
- Walking Distance 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 - 29554147

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 £220,000 - £230,000 *** *** YOU'LL 'HARDY' BELIEVE YOUR LUCK WITH THIS ONE! ***
Brought to the market with no upward chain is this modern and well presented three bedroom town house, ideally located close to Kimberley town centre. Perfect for growing families and first time buyers alike. Features include a downstairs WC, en-suite to primary bedroom, driveway, and a private south-facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, downstairs WC. To the first floor, three bedrooms, primary with en-suite, and family bathroom. Outside, a private, south-facing garden to the rear, perfect for summer entertaining, and a driveway to the rear. Located within easy reach of Kimberley town centre, amenities include an array of shops, cafes and a supermarket, along with favoured schools, easy access to the M1, Giltbrook retail park, and excellent transport and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and door to the lounge.

Lounge

4.48m x 3.52m (14' 8" x 11' 7") UPVC double glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

4.48m x 4.15m (14' 8" x 13' 7") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer, washing machine & dishwasher. Wood effect laminate flooring, radiator, ceiling spotlights, wall mounted combination boiler. French doors to the rear garden and door to the WC.

WC

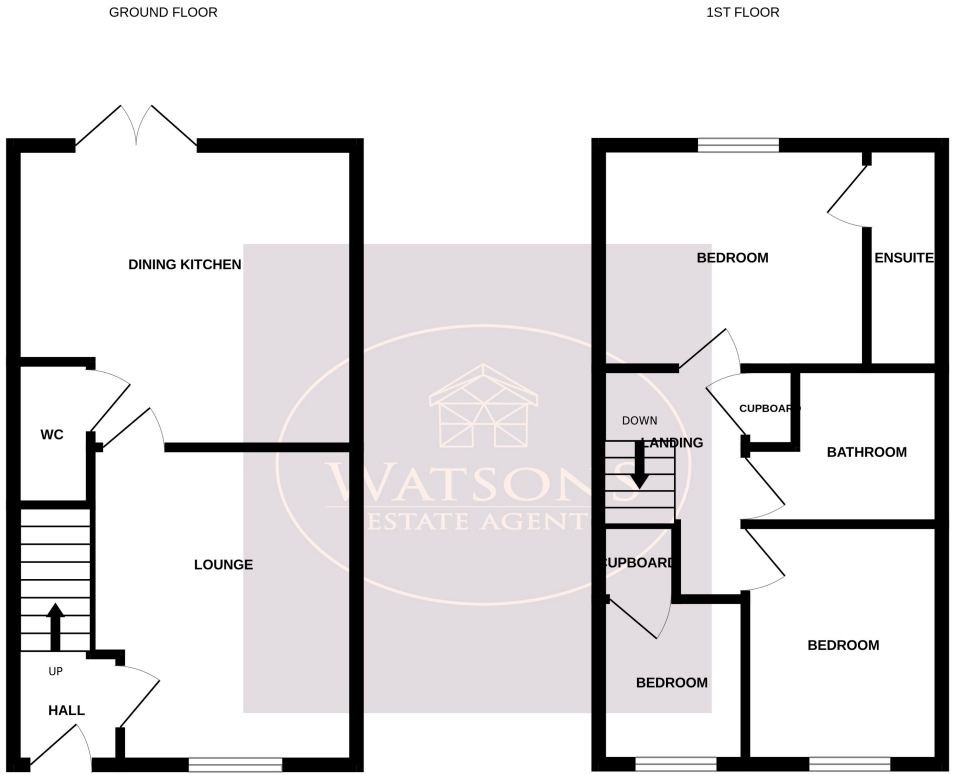
WC, pedestal sink unit, wood effect laminate flooring, extractor fan and radiator.

Primary Bedroom

3.3m x 3.22m (10' 10" x 10' 7") UPVC double glazed window to the rear, fitted wardrobe and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Ceiling spotlights and radiator.



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.
Made with Metropix 12/2025

Bedroom 2

3.53m x 2.53m (11' 7" x 8' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

2.79m x 1.99m (9' 2" x 6' 6") UPVC double glazed window to the front, storage cupboard, radiator and access to the attic.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Ceiling spotlight and radiator.

Outside

The front of the property is palisaded by brick wall and wrought iron fencing. The South West facing rear garden offers a good level of privacy and comprises a paved patio seating area, gravel beds with raised railway sleeper borders with a range of plants & shrubs. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the rear.

Agents Note

The sellers has provided us with the following information: the combination boiler is located in the kitchen and is 7 years old. It was last serviced April 2025.