

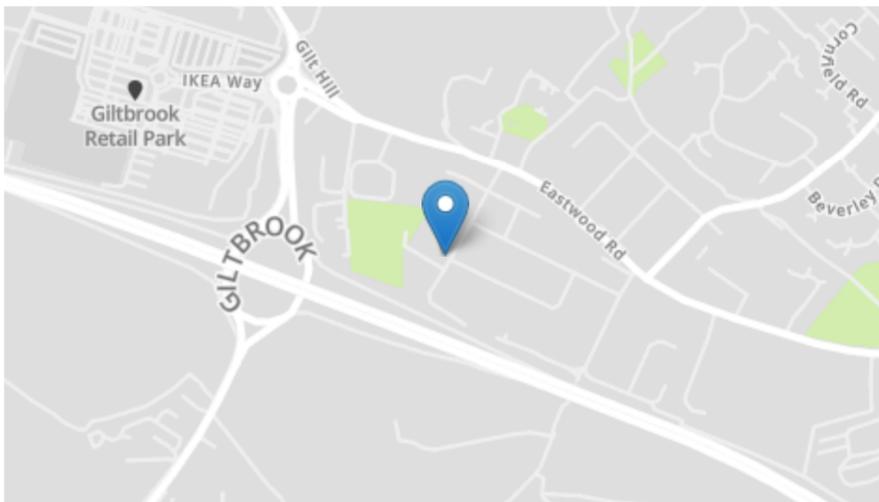
Digby Street, Kimberley, NG16 2HP

Offers Over £150,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- West Facing Rear Garden
- Close to Amenties
- Popular Residential Location
- Excellent Road & Public Transport Links
- Ideal First Home

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 - 30089293

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



*** PERFECT FIRST TIME BUY *** Located in close proximity to Kimberley town centre is this wonderful, traditional Victorian terraced home. Features include two reception rooms, two double bedrooms, and a generous west-facing rear garden. Briefly comprising; lounge, inner hallway, dining room, kitchen. To the first floor, two double bedrooms and bathroom. Outside, to the rear is a generous west-facing garden. If you are looking for convenience, Digby Street couldn't be better, with Kimberley town centre close by catering for all day to day amenities including a supermarket, pubs, independent shops and favoured schools. The Ikea retail park is just down the road, along with excellent road and commuter links including the A610 and M1. Contact Watsons to arrange a viewing.

Lounge

3.85m x 3.79m (12' 8" x 12' 5") UPVC double glazed window and entrance door to the front, radiator, feature stone fire place with slate hearth & gas fire and door to the dining room.

Dining Room

4.92m x 3.78m (16' 2" x 12' 5") UPVC double glazed window to the rear, door to the stairs to the first floor, radiator and door to the kitchen. Cupboard housing the boiler.

Kitchen

2.61m x 2.01m (8' 7" x 6' 7") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine, radiator, fully tiled, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom.



While 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 02/20

Bedroom 1

3.73m x 3.72m (12' 5" x 12' 2") UPVC double glazed window to the front, radiator. Cupboard with access to the attic.

Bedroom 2

3.81m x 2.85m (12' 6" x 9' 4") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising; WC, pedestal sink unit and bath with connection for shower. Radiator and obscured uPVC double glazed window to the rear.

Outside

The front of the property is palisaded by original brick wall with decorative wrought iron railings. To West facing rear garden comprises concrete patio, a generous lawn with flower bed borders with a range of plants & shrubs, a generous brick built out house and a further concrete patio seating area to the bottom of the garden. The garden is enclosed by timber fencing to the perimeter with access to the side leading to the side alley.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard in the dining room and is around 30 years old. It was last serviced in 2025.