

Swingate, Kimberley, NG16 2PQ

Offers Over £250,000



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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	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Bungalow
- Generous Lounge Diner
- Off Road Parking & Garage
- West Facing Rear Garden
- 2 DOUBLE Bedrooms
- Walking Distance To Kimberley Town Centre
- Countryside Nearby
- 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 - 29165812

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



*** THE BEST OF BOTH WORLDS! *** The Swingate area of Kimberley is well regarded for it's easy access to amenities, as well as beautiful countryside on the doorstep. This 2 bed bungalow represents a great opportunity for someone to put their own stamp on it to add value and make their FOREVER HOME. The accommodation will require cosmetic work comprises in brief: entrance hall, lounge diner, breakfast kitchen, 2 DOUBLE bedrooms & bathroom. The generous rear garden is a particularly appealing selling point, with a high level of privacy and the west-facing aspect enjoying the evening sun, whilst a driveway & garage to the front provide off street parking. An outbuilding at the end of the rear garden could also be easily converted for use as a home office, gym or bar. The recently refurbished White Lion pub is very nearby and there is a bus service a short walk away. This is a great opportunity for someone with a limited budget, to acquire what could be a superb long term home in an excellent location. Call us now to arrange a viewing.

Entrance Hall

Entrance door to the side, 2 uPVC double glazed windows to the side. Doors to all rooms.

Lounge Diner

7.0m x 3.64m (23' 0" x 11' 11") UPVC double glazed window to the front, radiator, feature fire place with ornate tiles and inset gas fire, feature ceiling beams. Sliding patio doors to the rear garden.

Breakfast Kitchen

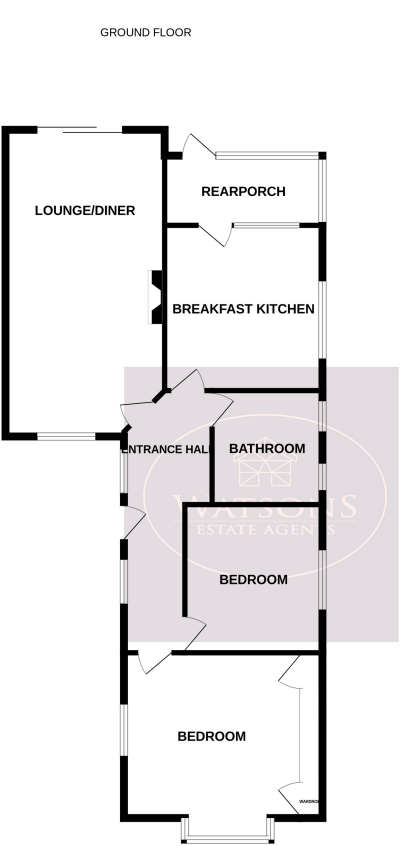
3.77m x 3.61m (12' 4" x 11' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, vinyl flooring. UPVC double glazed windows to the rear and side. Door to the rear porch.

Rear Porch

3.61m x 1.59m (11' 10" x 5' 3") UPVC double glazed window to the rear & side. Door to the rear garden.

Bedroom 1

4.27m x 4.02m (14' 0" x 13' 2") UPVC double glazed bay window to the front, uPVC double glazed window to the side, a range of fitted furniture 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 misstatement. 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

3.38m x 3.15m (11' 1" x 10' 4") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Radiator and 2 obscured uPVC double glazed windows to the side.

Outside

To the front of the property are gravel beds. A tarmacadam driveway provides off road parking leading to the garage with up & over door and power. Gated access to the side of the garage. The driveway is enclosed by wall & wrought iron to the perimeter and is secured by double wrought iron gates to the front. The West facing rear garden offers a good level of privacy and comprises a tarmacadam patio, generous turfed lawn, gravel beds, brick built outhouse offering further storage space with uPVC double glazed window and wooden door to the front. The garden is enclosed by timber fencing to the perimeter with gated access to the side.