

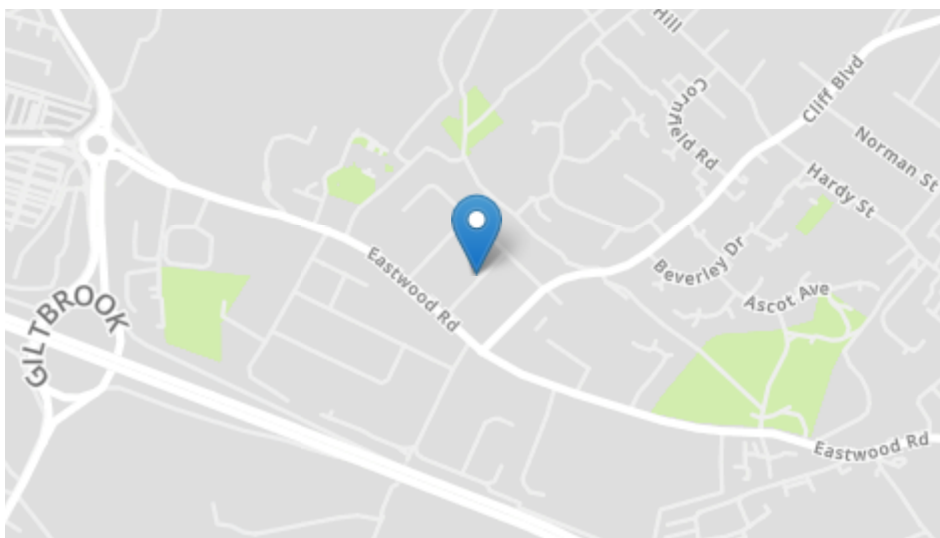
Jubilee Street, Kimberley, NG16 2HE

Offers Over £140,000



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- Victorian Mid Terrace
- 2 Double Bedrooms
- Open Plan Living Space
- First Floor Bathroom
- Well Presented Throughout
- Short Drive To Kimberley Town Centre
- First Time Buyer or Investor Opportunity

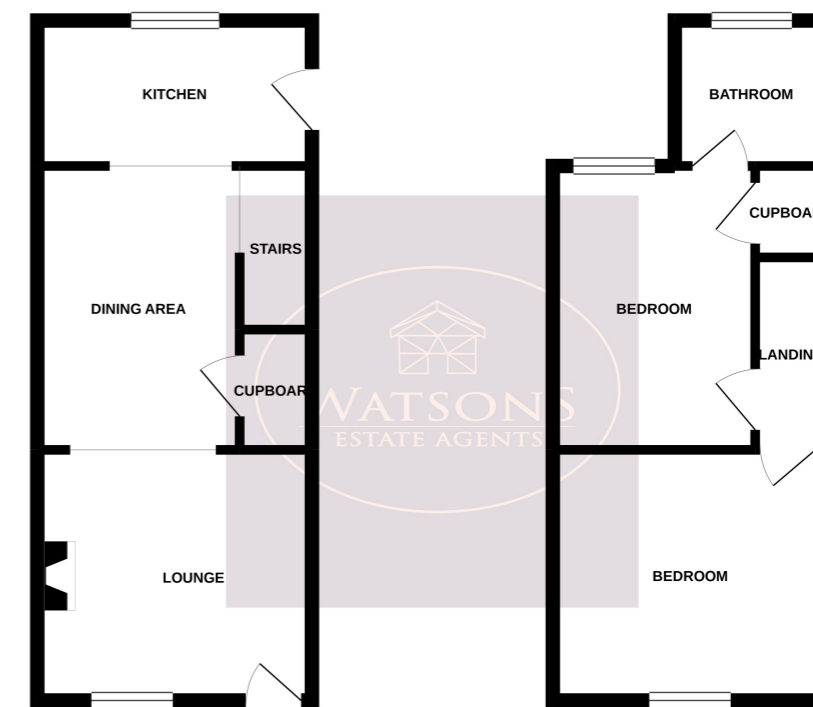
Our Seller says....

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
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GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.
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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*** TAKE YOUR FIRST STEP ON THE PROPERTY LADDER *** This 2 bedroom Victorian terrace is located just half a mile from Kimberley Town Centre and would make a fab home for a first time buyer. In brief the property comprises to the ground floor; a lounge, open plan to the dining area, which in turn leads onto the newly fitted kitchen. To the first floor a landing giving access to two double in size bedrooms and leading to a three piece shower room. To the outside a small front yard ideally separating the property from the pavement, and to the rear there is a patio area and lawned garden enclosed by timber fencing. The location provides easy access to a number of amenities, schools, and public services. Kimberley & Eastwood Town Centres and Giltbrook Retail Park are all just a short drive away. Bus stops with routes to Nottingham City Centre, amongst other destinations, are also within walking distance and the A610 - which leads to Junction 26 of the M1 - is just half a mile away.

Ground Floor

Lounge

3.47m x 3.14m (11' 5" x 10' 4") Composite entrance door, uPVC double glazed window to the front, feature brick fire place, solid oak flooring, radiator and open plan to the dining room.

Dining Area

3.65m x 2.52m (2.11m min) (12' 0" x 8' 3") Under stairs storage, solid oak flooring, radiator, open to the kitchen and door to the stairs to the first floor.

Kitchen

3.13m x 1.82m (10' 3" x 6' 0") A range of matching wall & base units, work surfaces with integrated stainless steel sink. Integrated waist height electric oven and halogen hob with extractor over. Plumbing for washing machine & dishwasher. Wall mounted combination boiler, solid oak flooring, radiator, ceiling spotlights, uPVC double glazed window to the rear and door to the side.

First Floor

Landing

Doors to both bedrooms.

Bedroom 1

3.49m x 3.12m (11' 5" x 10' 3") UPVC double glazed window to the front, a range of fitted wardrobes, inset space for fire and radiator.

Bedroom 2

3.56m x 2.57m (11' 8" x 8' 5") UPVC single glazed window to the rear, built in wardrobe, radiator, access to the attic and door to the bathroom.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and corner shower cubicle with electric shower. Obscured uPVC double glazed window to the rear, radiator and ceiling spotlights.

Outside

To the rear of the property there is a patio area with steps leading to a lawned garden enclosed by timber fencing with a right of access for neighbouring properties.