

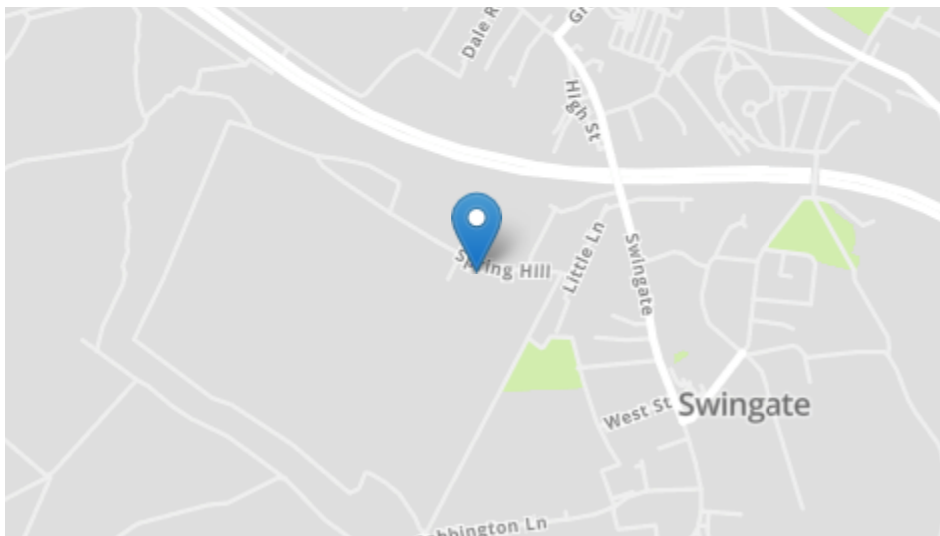
Spring Hill, Kimberley, NG16 2PF

Offers Over £180,000



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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>	65	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Mid Terrace Victorian House
- 2 Double Bedroom Plus Loft Room
- 2 Reception Rooms
- South West Facing Rear Garden
- Semi Rural Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- 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 - 28410273

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



\*\*\*'SPRING' INTO ACTION ON SPRING HILL\*\*\* Surrounded by open countryside, and located in a semi-rural position at the end of the road, a delightful two double bedroom Victorian terraced home, brought to the market with no upward chain, with a south-west facing rear garden. Briefly comprising; entrance porch, lounge, dining room, kitchen. To the first floor, two double bedrooms, bathroom, and loft room. Outside, the property is located towards the end of Spring Hill, overlooking open countryside, and has a south-west facing rear garden. Lying in walking distance to Kimberley town centre, the property offers the best of both worlds with amenities close by, and countryside walks on your doorstep. Contact Watsons to arrange a viewing.

## Ground Floor

### Porch

Brick & uPVC double glazed construction, wooden door to the front and door to the lounge.

### Lounge

4.0m x 3.58m (13' 1" x 11' 9") UPVC double glazed window to the front, radiator, Inglenook fireplace with inset log burner, stairs to the first floor, storage cupboard and wood effect laminate flooring.

### Dining Room

4.02m x 3.67m (13' 2" x 12' 0") UPVC double glazed French doors to the rear garden, feature fire place with inset space for fire and ornate tiled surround, radiator and wood effect laminate flooring.

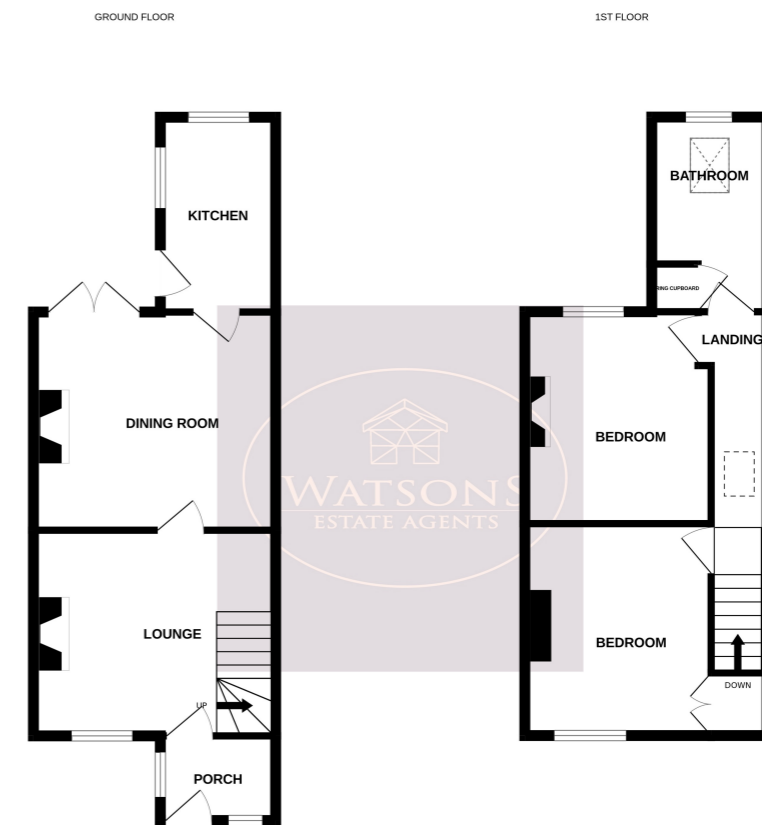
### Kitchen

3.2m x 2.18m (10' 6" x 7' 2") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: electric oven & 5 ring gas hob and fridge. Plumbing for washing machine, tiled flooring, radiator, uPVC double glazed windows to the rear & side and door to the rear garden.

### Landing

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Access to the loft room (fully boarded with loft ladder, light and power and with eaves storage). Doors to bedrooms 1 & 2 and family bathroom.



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 02/24

### Bedroom 1

3.47m x 3.19m (11' 5" x 10' 6") UPVC double glazed windows to the front with open views and radiator.

### Bedroom 2

3.82m x 3.13m (12' 6" x 10' 3") Door to the Juliet balcony, radiator and feature cast iron fire place.

### Family Bathroom

4 piece suite in white comprising WC, pedestal sink unit, freestanding bath and shower cubicle. Traditional radiator, obscured uPVC double glazed window to the rear, velux window, airing cupboard housing the combination boiler, tiled flooring.

### Outside

To the front of the property is a small cottage style garden and is enclosed by wrought iron fencing to the perimeter. Open views to the front of the property over the surrounding countryside. The rear garden comprises a block paved patio, flower bed borders with a range of mature plants & shrubs. Other features include a greenhouse, brick built outhouse and outside tap. The garden is enclosed by hedge borders and timber fencing to the perimeter with gated access to the side alley.