

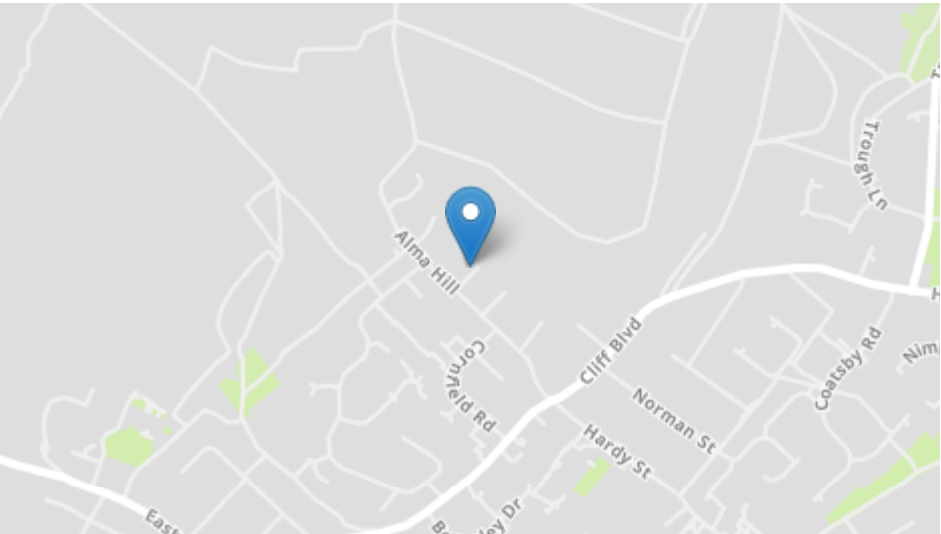
Alma Hill, Kimberley, NG16 2JF

Guide Price £180,000



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	36	
England, Scotland & Wales		EU Directive 2002/91/EC



- 19th Century Semi Detached Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- Ground Floor Bathroom
- Front Garden & Rear Courtyard
- Character Features
- 1st Time for Sale in 70 Years
- In Need of Modernisation
- 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 - 27929961

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 £180,000 - £190,000 *** CHARACTER COTTAGE *** Offered to the market for the first time in 70 years, a delightful two bedroom cottage, in need of full renovation on the popular Alma Hill in Kimberley. There is huge potential with the opportunity to create your perfect home. Benefiting from front and rear gardens, two double bedrooms, and two reception rooms. Briefly comprising; porch, hallway, dining room, inner hall, lounge, kitchen, bathroom. To the first floor, two double bedrooms. Outside, the property is set well back from the road, with front and rear gardens, brick built outhouse and two sheds. Located on the popular Alma Hill in Kimberley, the property is within easy reach of the towns amenities including a range of shops and pubs. Nearby are road links providing access to Nottingham and beyond. Don't miss this opportunity to create your forever home, call Watsons today to arrange your viewing.

Ground Floor

Porch

Entrance door to the front, door to the entrance hall.

Entrance Hall

Door to the dining room and open to the stairs to the first floor. Open to the inner lobby.

Dining Room

3.02m x 2.85m (9' 11" x 9' 4") UPVC double glazed window to the front, radiator, ceiling beams.

Inner Hall

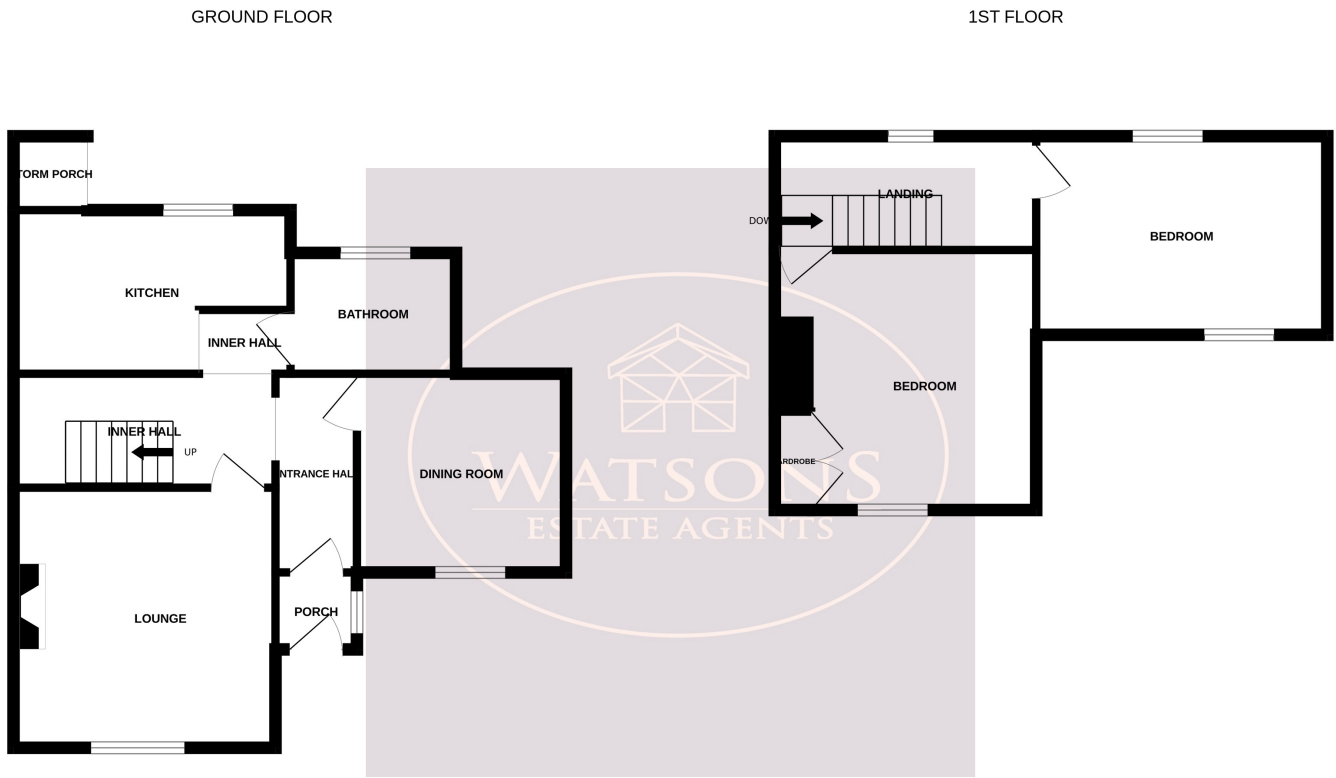
Doors to the lounge, kitchen and bathroom.

Lounge

3.75m x 3.73m (12' 4" x 12' 3") UPVC double glazed window to the front, radiator, ceiling beams and brick built fire place with inset space for solid fuel burner.

Kitchen

4.03m x 2.37m (13' 3" x 7' 9") A range of base units. Work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, uPVC double glazed window to the rear and door to the rear.



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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Bathroom

3 piece suite comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the rear and radiator.

Bedroom 1

3.78m x 3.7m (12' 5" x 12' 2") UPVC double glazed window to the front, fitted wardrobe.

Bedroom 2

4.12m x 3.09m (13' 6" x 10' 2") UPVC double glazed windows to the front & side.

Outside

To the front of the property is a turfed lawn with flower bed borders with a range of plants & shrubs. The rear garden comprises a concrete patio with 2 timber built sheds and a brick built out house offering further storage space.