

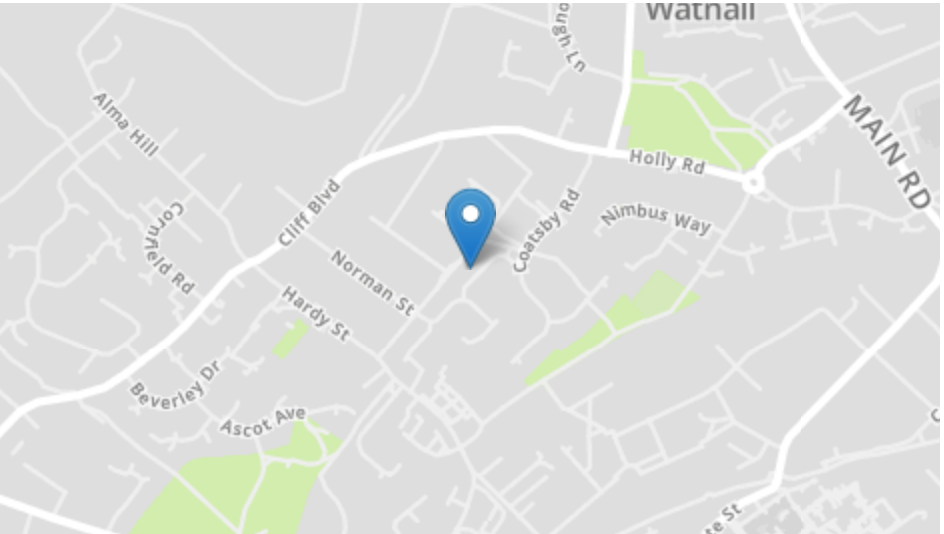
2 Tiptree Close, Kimberley, Nottingham, NG16 2TQ

Offers Over £170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- Generous Lounge Diner
- Off Road Parking
- Popular Residential Location
- Walking Distance To Kimberley Town Centre
- Corner Plot
- 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 - 29006752

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





\*\*\*YOUR FIRST HOME AWAITS\*\*\* A superb first time buy! A two double bedroom semi-detached property ideally located in close proximity to Kimberley town centre, brought to the market with no upward chain. With a generous lounge/diner, modern bathroom, and driveway. Briefly comprising; entrance porch, lounge/diner, breakfast kitchen. To the first floor, two double bedrooms and bathroom. Outside, private garden and driveway to rear. Located close to Kimberley town centre, nearby amenities include shops, bars and sought after schools. Contact Watsons to arrange a viewing,

Ground Floor

Porch

UPVC double glazed construction, door to the lounge/diner.

Lounge Diner

5.74m x 3.65m (18' 10" x 12' 0") UPVC double glazed window to the front, radiator, feature fireplace and door to the breakfast kitchen.

Breakfast Kitchen

3.63m x 2.84m (11' 11" x 9' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Access to the attic (partly boarded) and doors to both bedrooms and bathroom.

Bedroom 1

3.67m x 3.16m (12' 0" x 10' 4") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 2

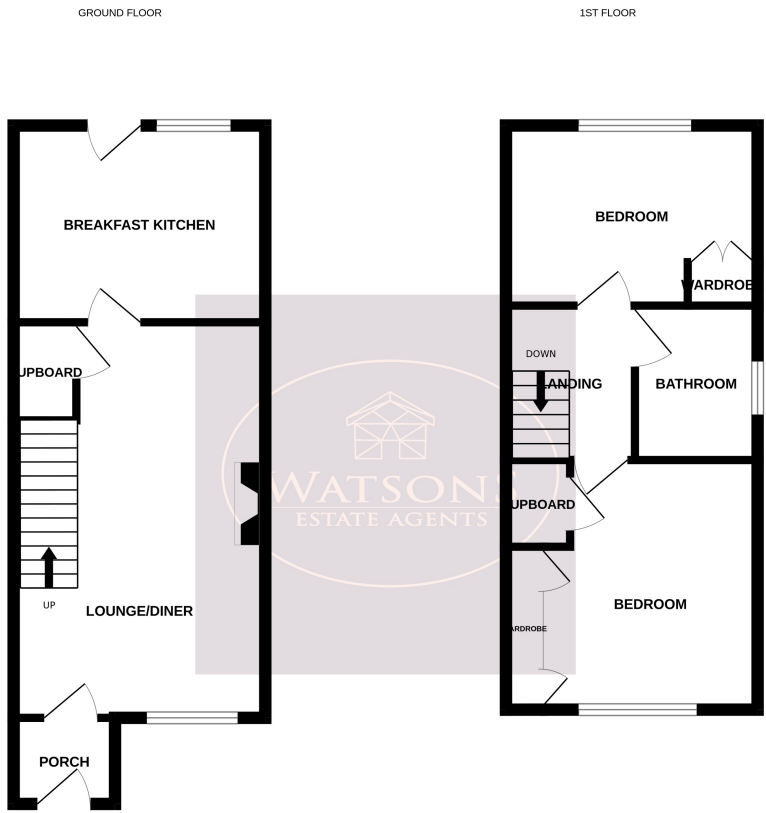
3.678m x 2.59m (12' 1" x 8' 6") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn enclosed by timber fencing to the perimeter. The side of the property is enclosed by hedge borders. The rear garden comprises a paved patio seating area, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side. To the rear of the property is a concrete driveway providing off road parking.



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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