

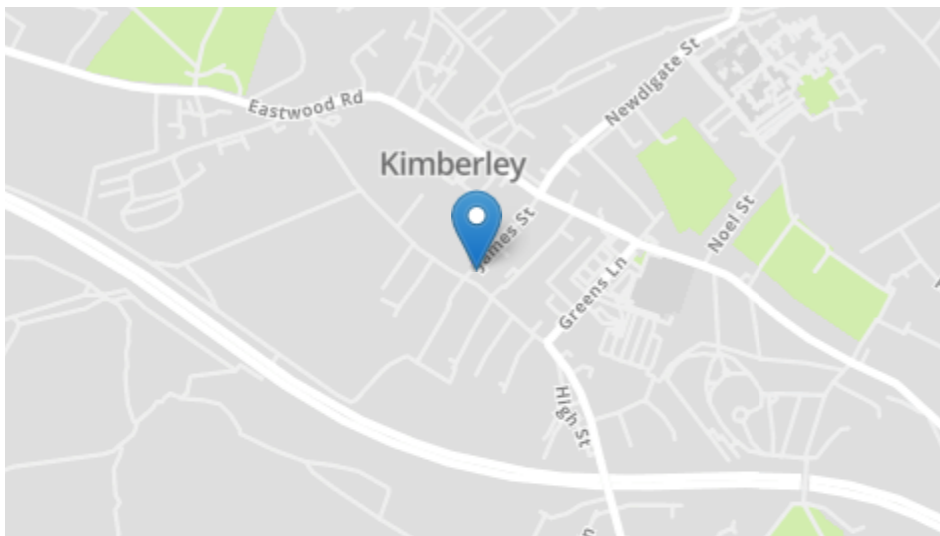
High Street, Kimberley, NG16 2LR

Guide Price £270,000



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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 - 26790713

- Detached Bungalow
- 3 Bedrooms
- Generous Kitchen Diner
- Driveway & Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Popular Residential Location
- No Upward Chain

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.



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\*\*\* GUIDE PRICE £280,000 - £290,000 \*\*\* \*\*\* YOUR FOREVER HOME? \*\*\* Every now and again one of those bungalows comes up in that perfect location which has easy access to amenities. This detached 3 bedroom home in Kimberley is nestled just outside the town centre so a wide range of shops are on the doorstep, as well as an excellent bus service. The accommodation could benefit from some cosmetic modernisation, but has been well looked after and is very 'live-able' - comprising in brief; entrance hallway to lounge, kitchen diner, 3 bedrooms (2 DOUBLE) and shower room. The privacy and open-ness of the rear garden may come as a welcome surprise given the central location, whilst a driveway alongside the property leads to a detached garage to give really good off street parking provision. Coming to the market with NO UPWARD CHAIN, this is just waiting to be another forever home for the lucky buyer. Call our sales team now to view in person.

### Entrance Hall

Entrance door to the side, uPVC double glazed window to the side, radiator, airing cupboard housing the hot water tank, storage cupboard and doors to all bedrooms, shower room and lounge.

### Lounge

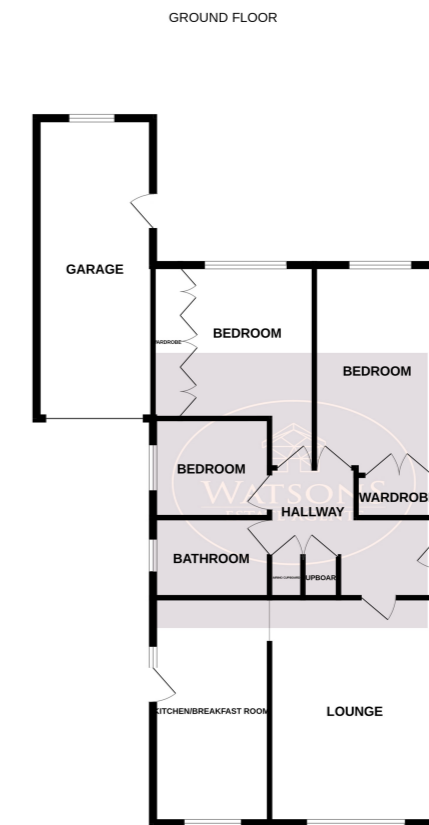
5.17m x 3.81m (17' 0" x 12' 6") UPVC double glazed bay window to the front, radiator and open to the kitchen diner.

### Kitchen Diner

5.01m x 2.59m (16' 5" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Plumbing for washing machine, space for cooker, wall mounted boiler, extractor fan, uPVC double glazed window to the front and door to the side.

### Bedroom 1

4.53m (4.83m max) x 2.79m (14' 10" x 9' 2") UPVC double glazed window to the rear, fitted wardrobes 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 mis-statement. This plan is for illustration 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

4.51m x 2.99m (14' 10" x 9' 10") UPVC double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 3

2.59m x 2.20m (8' 6" x 7' 3") UPVC double glazed window to the side and radiator.

### Shower Room

2.59m x 1.78m (8' 6" x 5' 10") 3 piece suite comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the side, access to the attic and radiator.

### Outside

To the front of the property are gravel beds, whilst a tarmac driveway alongside leads to the garage ('up & over' door & power) to provide good off street parking. The rear garden enjoys a high level of privacy with open views over nearby countryside and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed - all enclosed by timber fencing to the perimeter with gated access to both sides.