

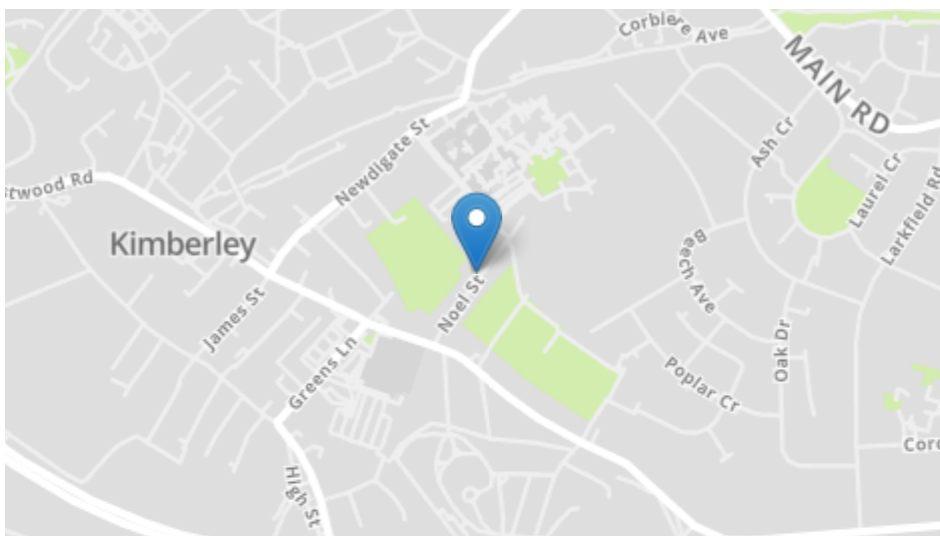
Noel Street, Kimberley, NG16 2NF

GUIDE PRICE £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		56	86
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian Terrace
- 3 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC & En Suite To Bedroom 1
- Walking Distance To Kimberley Town Centre
- Enclosed Rear Garden
- Views Over the Cricket Ground
- 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 - 27030342

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



*** MOVE STRAIGHT IN, SIT BACK & RELAX *** GUIDE PRICE £180,000 - £190,000 *** With all the hard work done to this Victorian terrace including a rear extension, loft conversion and the addition of an en suite - buyers can enjoy this house from day one! In brief, the accommodation comprises: entrance hall, lounge, WC and an open plan dining kitchen/sitting room overlooking the rear garden. On the first floor, the landing leads to bedrooms 2 & 3 and the bathroom which has been re fitted with a modern white 4 piece suite. Bedroom 1 occupies the second floor and benefits from fitted wardrobes, en suite shower room and has a pleasant outlook over the cricket pavilion. Outside, there is an enclosed garden perfect for the summer months. Noel Street is a stones throw away from Kimberley Town centre where you'll find a wide range of public services, shops, amenities and eateries. Bus stops and favoured schools are also just a short walk away, making this location popular with a range of buyers. With NO UPWARD CHAIN & so much to offer this property is a must view! Call our team today!

Ground Floor

Entrance Hall

Entrance door to the side, doors to the WC, lounge and kitchen.

Downstairs WC

WC, wall mounted sink, chrome heated towel rail and ceiling spotlights.

Lounge

3.45m x 3.45m (11' 4" x 11' 4") UPVC double glazed window to the front.

Kitchen

3.66m x 3.49m (12' 0" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, integrated dishwasher. Wood effect laminate flooring, ceiling spotlights and open plan to the dining area/sitting room.

Dining Area/Sitting Room

4.07m x 3.3m (13' 4" x 10' 10") 2 skylights, cupboard housing the hot water tank, wall panelling, ceiling spotlights, wood effect laminate flooring and French doors leading to the rear garden.

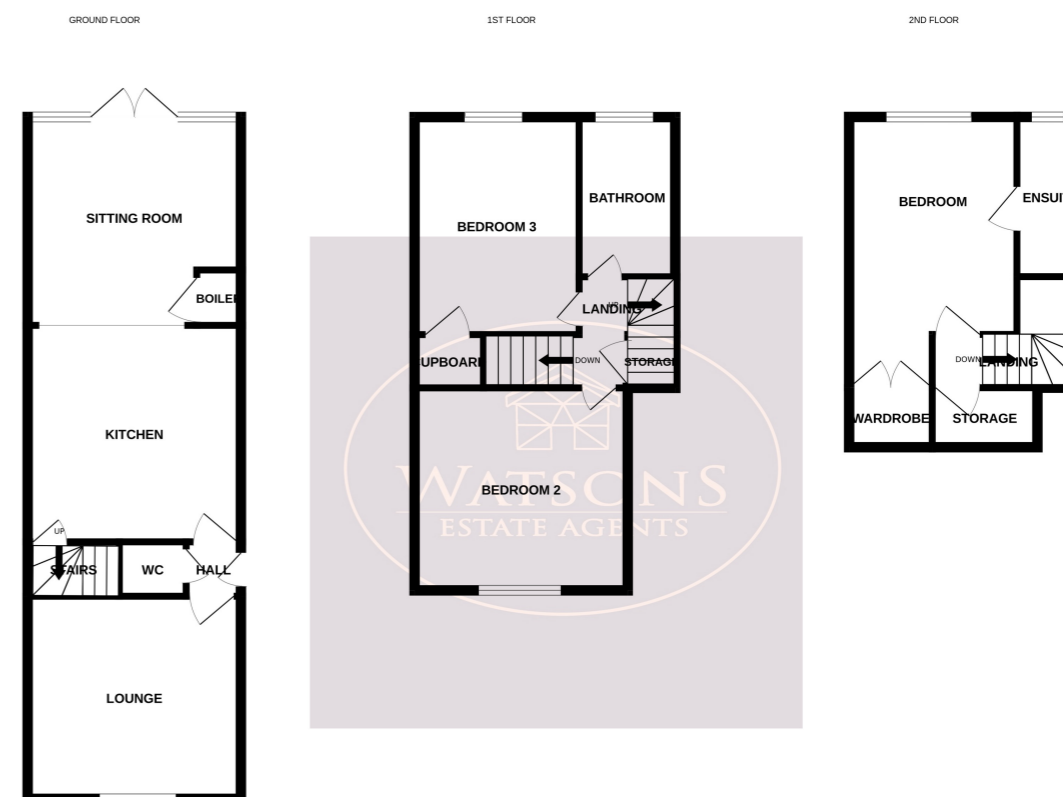
First Floor

Landing

Under stairs storage cupboard, stairs to the second floor and doors bedrooms 2 & 3 and bathroom.

Bedroom 2

3.67m x 3.38m (12' 0" x 11' 1") UPVC double glazed window to the front.



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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Bedroom 3

3.7m x 2.74m (12' 2" x 9' 0") UPVC double glazed window to the rear, wood effect laminate flooring and over stair storage cupboard.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with mains fed dual rainfall effect shower with body jets. Ceiling spotlights and obscured uPVC double glazed window to the rear.

Second Floor

Landing

Storage cupboard and door to bedroom 1.

Bedroom 1

3.81m (4.8m max) x 2.57m (12' 6" x 8' 5") UPVC double glazed window to the rear, built in double wardrobe, wood effect laminate flooring and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with dual rainfall effect shower with body jets. Ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

The low maintenance rear garden offers a good level of privacy and comprises of a patio area, timber decking seating area and artificial lawn with gravel borders. The garden is enclosed by timber fencing to the perimeter with gated access to the side.