

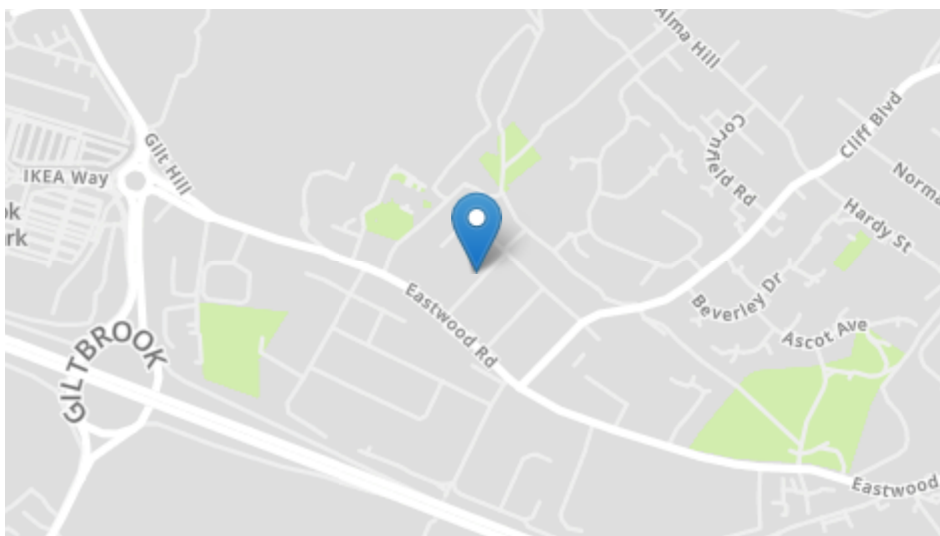
Truman Street, Kimberley, NG16 2HA

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian End Terrace
- 3 Bedrooms
- 2nd Floor Study
- Open Plan Dining Kitchen
- Beautifully Presented Throughout
- Short Drive Drive Kimberley Town Centre
- Excellent Road & Public Transport Links
- Viewing Highly Recommended

Our Seller says....

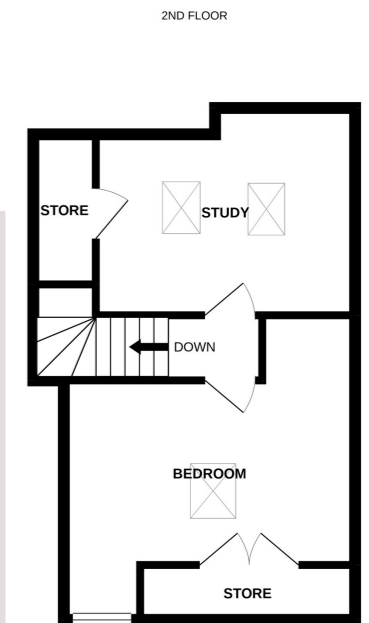
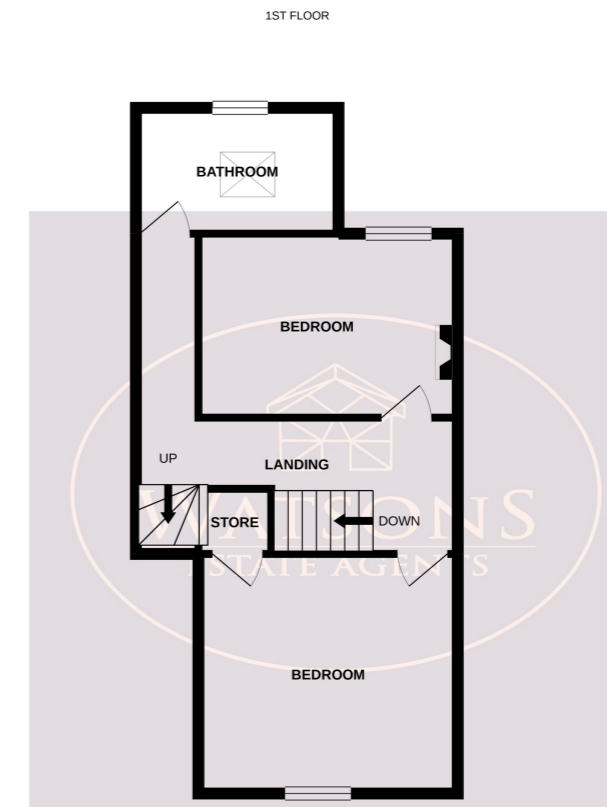
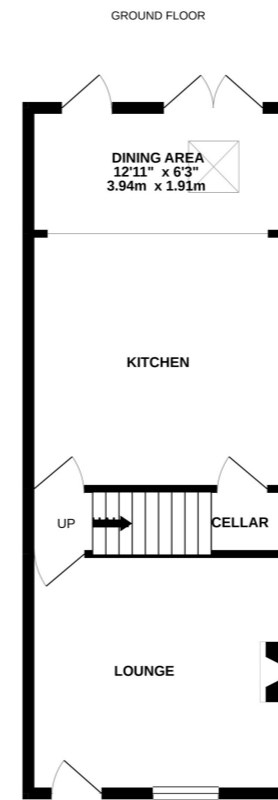
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28511050

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40 Main Street, Kimberley, NG16 2LY
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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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*** SIMPLY STUNNING *** This Victorian terrace home benefits from bespoke Howdens fitted kitchen with central island, perfect for entertaining your friends and family and is situated just a mile from the shops & amenities of Kimberley Town Centre. The property has been lovingly upgraded to make a warm and welcoming family home. Features include: Lounge with log burner, kitchen with central island and a dining area over looking the rear garden. On the first floor, the landing leads to two double bedrooms and the family bathroom fitted with a traditional suite in keeping with the character of the property. Stairs from the first floor landing lead to the 2nd floor, where the 3rd bedroom and study are located, ideal for buyers that need to work from home. Outside, a gate to the side provides access to the enclosed rear garden which has a patio area and small lawn. A brick built outbuilding has light & power and is currently used as a work shop. The location provides easy access to a number of amenities, schools, and public services. Kimberley & Eastwood Town Centres and Giltbrook Retail Park are all just a short drive away. Bus stops with routes to Nottingham City Centre, amongst other destinations, are also within walking distance and the A610 - which leads to Junction 26 of the M1 - is just half a mile away. This property will not hang around for long so to avoid disappointment, call our team to book your viewing.

Ground Floor

Lounge

3.93m x 3.65m (12' 11" x 12' 0") UPVC double glazed entrance door and window to the front. Exposed wooden flooring, feature coving, inglenook fireplace with exposed brick feature and inset multi fuel burner, radiator and door to the inner hall.

Inner Hall

Stairs to the first floor and door to the dining kitchen.

Dining Kitchen

3.87m x 3.68m (12' 8" x 12' 1") A range of matching wall & base units, including full height units providing plenty of storage & cupboard space. Work surfaces incorporating an inset ceramic sink & drainer unit. Waist height integrated microwave, plumbing for dishwasher and washing machine, space & connections for Range cooker with tiled inset and extractor over. Central island with breakfast bar and under counter space for fridge & freezer. Door to the cellar which houses the combination boiler, and open plan to the dining area.

Dining Area

3.83m x 1.84m (12' 7" x 6' 0") Skylight, radiator, ceiling spotlights, uPVC double glazed French doors and further external door, both leading to the rear garden.

First Floor

Landing

Radiator, stairs to the second floor and doors to bedrooms 1, 2 and bathroom.

Bedroom 1

3.92m x 3.65m (12' 10" x 12' 0") UPVC double glazed window to the front, over stair storage cupboard, ceiling spotlights and radiator.

Bedroom 2

3.91m x 2.79m (12' 10" x 9' 2") UPVC double glazed window to the rear, solid oak flooring, traditional fire place and radiator.

Bathroom

Traditional style 4 piece suite in white comprising mid height cistern WC, pedestal sink unit, bath and corner shower cubical with mains fed dual rainfall effect shower. Obscured uPVC double glazed window to the rear, Velux window, ceiling spotlights, extractor fan and radiator.

Second Floor

Landing

Doors to bedrooms 3 and the study.

Bedroom 3

3.57m x 3.05m (11' 9" x 10' 0") (with some restricted head height) Velux window with integrated blinds, traditional fire place, eaves storage, uPVC double glazed window to the front and radiator.

Study

3.28m x 2.55m (10' 9" x 8' 4") (with some restricted head height) 2 velux windows with integrated blinds, storage cupboard and radiator.

Outside

To the front of the property is a palisaded stone wall. The rear garden comprises of a paved patio, lawn with flower bed borders, external power point, outside tap and timber shed. There is a brick built outbuilding with light, power, composite door and uPVC double glazed windows, which provides the perfect space for a home office. The garden is enclosed by timber fencing and a brick wall with gated access to the side alley.