

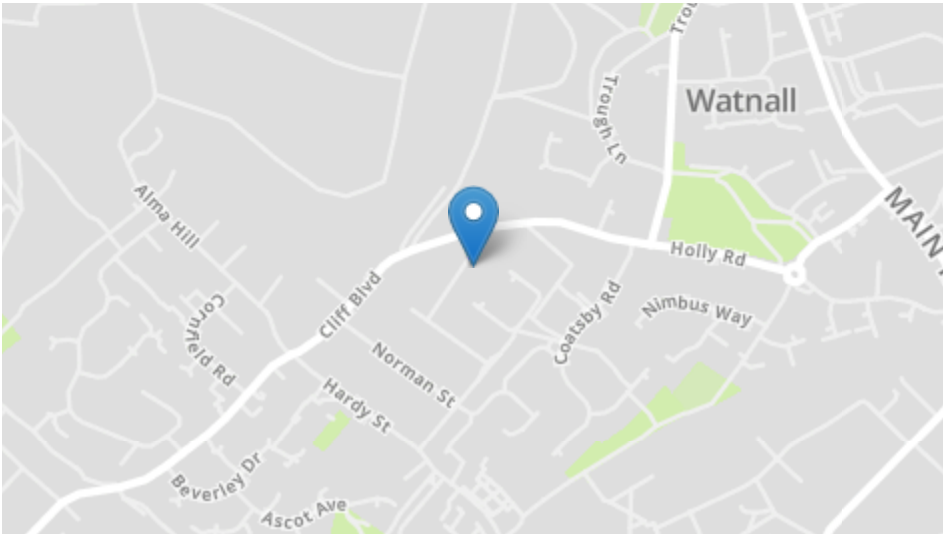
Town View, Kimberley, NG16 2LE

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Terrace House
- 2 DOUBLE Bedrooms
- Modern Dining Kitchen
- Newly Fitted Bathroom
- Low Maintenance Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home

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 - 29758904

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





\*\*\* TALK OF THE TOWN! \*\*\* This 2 bed town house on Town View, Kimberley is within walking distance of the Town Centre. Recently benefiting from refurbishment including new kitchen & bathroom, it is ready to move into with minimal fuss. In brief, the accommodation comprises: lounge, dining kitchen, upstairs landing to the 2 DOUBLE bedrooms and bathroom. Outside, the lawned rear garden is a good size and benefits from it's own secure gated access. This is ideal for first time buyers or those looking to down size, so call our sales team now to arrange a viewing.

Ground Floor

Lounge

4.22m x 3.7m (13' 10" x 12' 2") UPVC double glazed window to the front, wood effect laminate flooring, radiator, feature fire place, door to the storage cupboard measuring 1.98m x 0.87m. French doors to the dining kitchen.

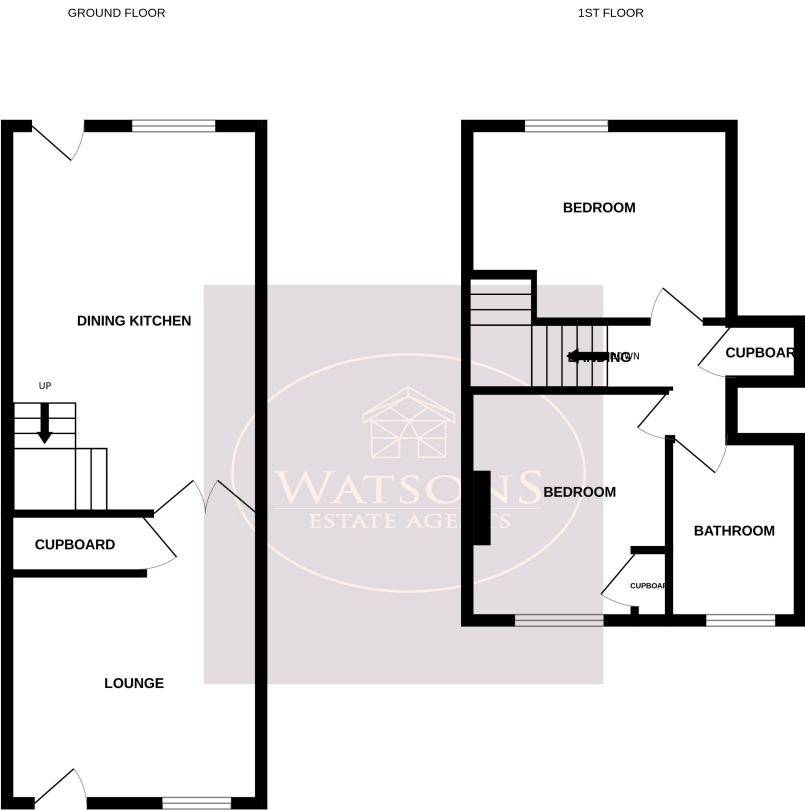
Dining Kitchen

5.64m x 3.7m (18' 6" x 12' 2") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine. Wood effect laminate flooring, ceiling spotlights, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Door to the storage cupboard and doors to both bedrooms and bathroom.



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 misstatement. 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.  
Made with Metropix C2024

Bedroom 1

3.85m x 2.85m (12' 8" x 9' 4") UPVC double glazed window to the rear, exposed wooden flooring and radiator.

Bedroom 2

3.34m x 2.94m (10' 11" x 9' 8") UPVC double glazed window to the front, radiator and door to the storage cupboard.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the front.

Outside

The front garden is palisaded by original brickwork. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side alley.