

West Street, Kimberley, NG16 2PP

Offers in Region of £200,000

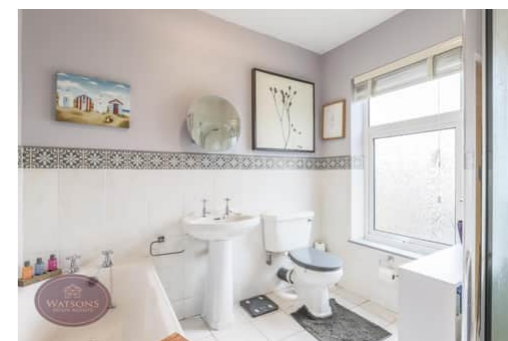


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		37	80
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Victorian End Terrace
- 2 Double Bedrooms
- 2 Reception Rooms & Garden Room
- Beautifully Presented Throughout
- Private Rear Garden
- Detached Garage
- Popular Residential Location Close To Kimberley Town Centre
- Ideal First Home or Investment

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 - 27033302

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



*** SIMPLY STUNNING *** This Victorian end terrace has been renovated to an exceptionally high standard throughout. If you're a fan of character and you're looking for a property within a sought after location - look no further! The accommodation comprises in brief; Lounge & separate dining room both having feature fireplaces, fitted kitchen overlooking the rear garden and a sun room. 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. Outside, the well maintained rear could be perfect for any family or keen gardener with a great amount of space as well as an outdoor bar space. To the front of the property there is access to the single detached garage. Located within the popular area of Swingate within Kimberley, West Street is within walking distance of Kimberley Town Centre where you will find a variety of amenities, both secondary and primary schools, and public services available including a doctors surgery. 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 must be viewed to appreciate the space, character and charm on offer. Call our team today to arrange your viewing!

Ground Floor

Lounge

3.8m x 3.39m (12' 6" x 11' 1") Composite entrance door, uPVC double glazed windows to the front and side with integrated shutter blinds. Radiator, under stairs storage and multi-fuel burner with cast iron surround.

Dining Room

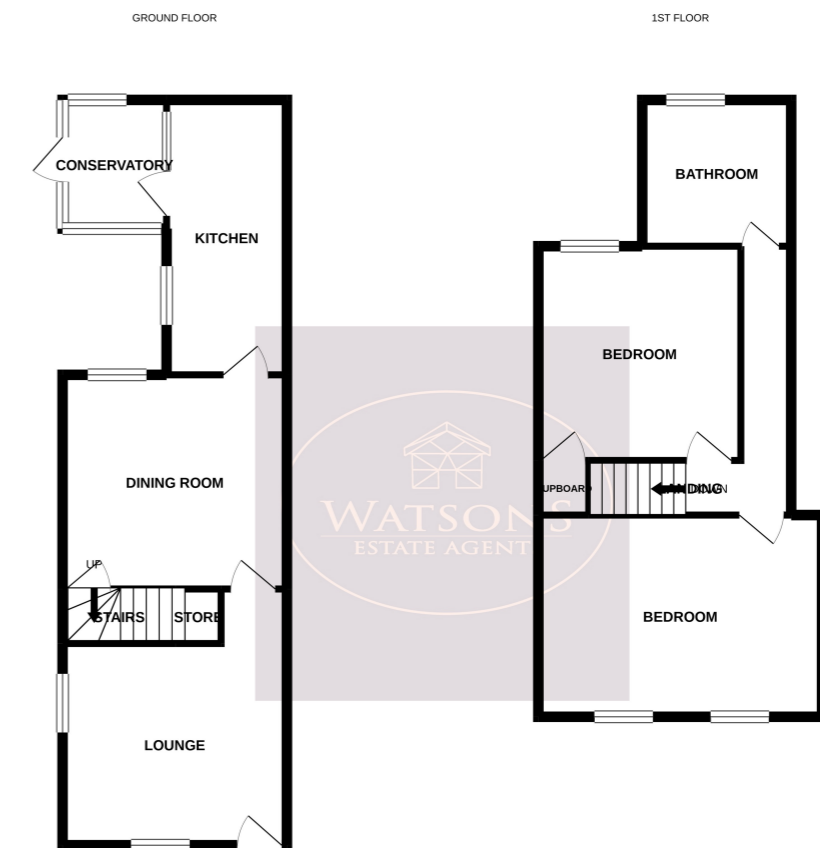
3.79m x 3.64m (12' 5" x 11' 11") UPVC double glazed windows to the side and rear with integrated shutter blinds. Real flame gas fire with cast iron surround, radiator, stairs to the first floor and door to the kitchen.

Kitchen

4.64m x 2.0m (15' 3" x 6' 7") A range of matching wall & base units, matching work surfaces incorporating a one & a half sink & drainer unit. Integrated appliances to include: washing machine, dishwasher and fridge. Space for cooker, breakfast bar, radiator, ceiling spotlights, tiled flooring, wall mounted Worcester Bosch combination boiler, 2 uPVC double glazed windows to the rear and door to the dining room.

Garden Room

2.16m x 1.72m (7' 1" x 5' 8") Brick and uPVC double glazed construction, tiled flooring and door to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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First Floor

Landing

Access to the attic (fully boarded), radiator and doors to both bedrooms and bathroom.

Bedroom 1

4.88m x 3.36m (16' 0" x 11' 0") 2 uPVC double glazed windows to the front with integrated shutter blinds, radiator and cast iron feature fire place.

Bedroom 2

3.64m x 3.41m (11' 11" x 11' 2") UPVC double glazed window to the rear, built in wardrobe, radiator and cast iron feature fire place.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

Outside

The rear garden offers a good level of privacy and is mainly lawned with flower bed borders with a range of plants & shrubs. There are patio and terrace areas, plus an outside covered bar/seating area. The garden is enclosed by timber fencing with gated access to the front. The detached garage measures 5.45m x 2.9m.