

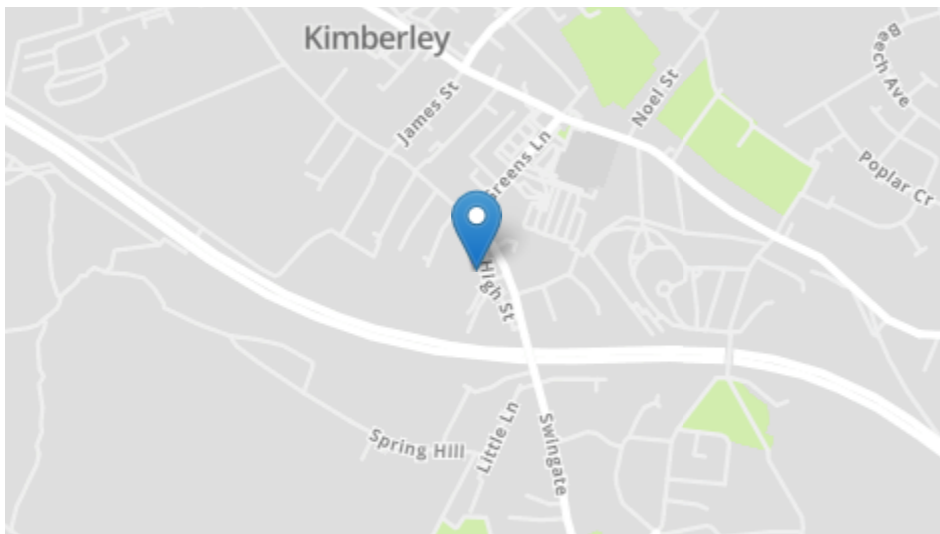
High Street, Kimberley, NG16 2PD

£210,000



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want to view?

Call us on 0115 938 5577

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Ref - 27075804

Our Seller says....

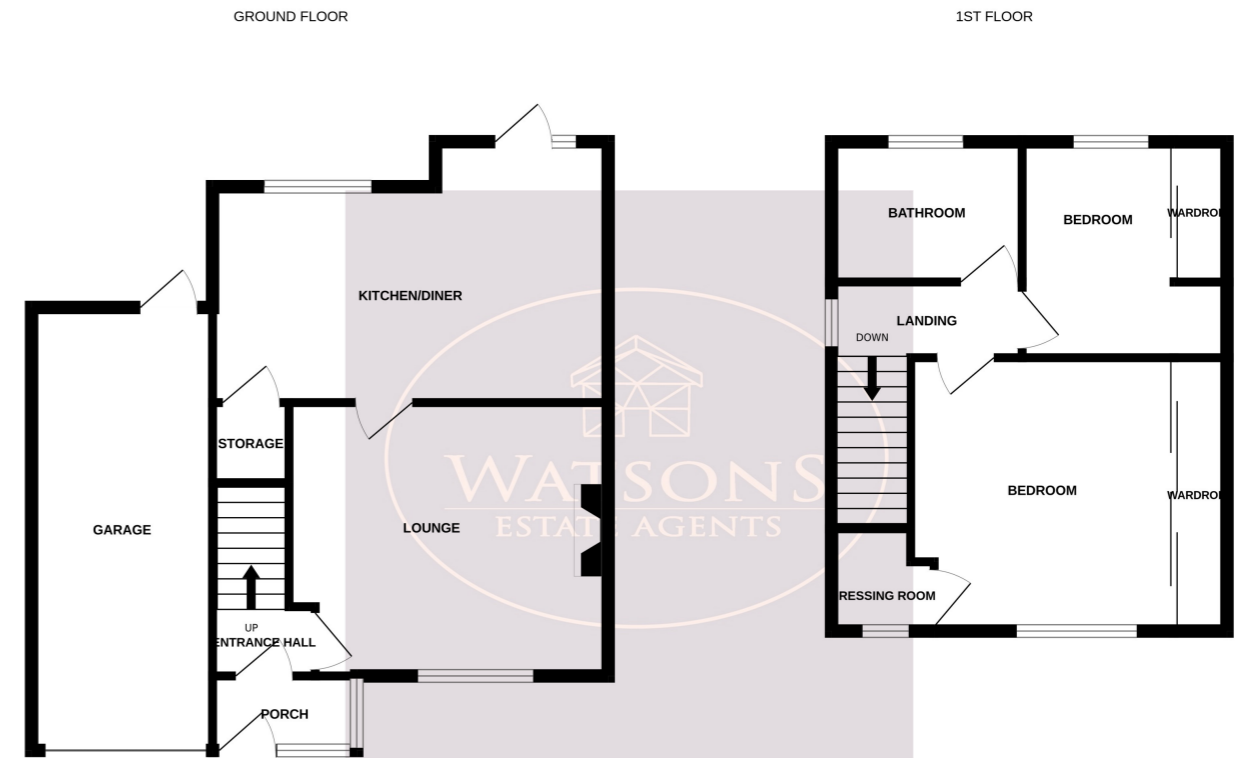
- Semi Detached House
- 2 DOUBLE Bedrooms
- Generous Dining Kitchen
- Driveway & Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Private Rear Garden
- Favoured School Catchment

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
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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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***** EVERYTHING ON YOUR DOORSTEP ***** An exciting opportunity to own a well presented property on this much sought after road in Kimberley with countryside walks on your doorstep, but also within walking distance to the shops and amenities of Kimberley Town Centre. The property in brief comprises to the ground floor a generous entrance hall, lounge and open plan dining kitchen. To the first floor a landing giving access to two double in size bedrooms and a three piece white suite bathroom. To the outside a front garden with a driveway providing off road parking giving access to a garage and to the rear an enclosed low maintenance garden. High Street is just a few minutes walk from a range of amenities including Sainsbury's, a pharmacy, doctors surgery & various schools. The A610 is just a few minutes drive away and leads to Junction 26 of the M1 Motorway. The well proportioned rooms and sought after location make this an excellent choice.

Ground Floor

Porch

Door to the entrance hall.

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

4.23m x 3.63m (13' 11" x 11' 11") UPVC double glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

5.24m x 3.52m (17' 2" x 11' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for cooker with extractor over, integrated fridge freezer. Plumbing for washing machine. UPVC double glazed window to the rear, radiator, door leading to the rear garden and door to the storage cupboard.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to both bedrooms and bathroom.

Bedroom 1

4.22m x 3.62m (13' 10" x 11' 11") UPVC double glazed window to the front, fitted wardrobe and radiator. Door to dressing area.

Dressing Area

1.36m x 1.36m (4' 6" x 4' 6") UPVC double glazed window to the front.

Bedroom 2

2.89m x 2.7m (9' 6" x 8' 10") UPVC double glazed window to the rear and radiator.

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 rear.

Outside

To the front of the property a driveway provides off road parking and leads to the garage with up & over door and power and is enclosed by original stonewall & hedge to the perimeter and is secured by wrought iron gate. The rear garden offers a good level of privacy and comprises a paved patio, flower bed borders with a range of mature plants & shrubs, a turfed lawn and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.