

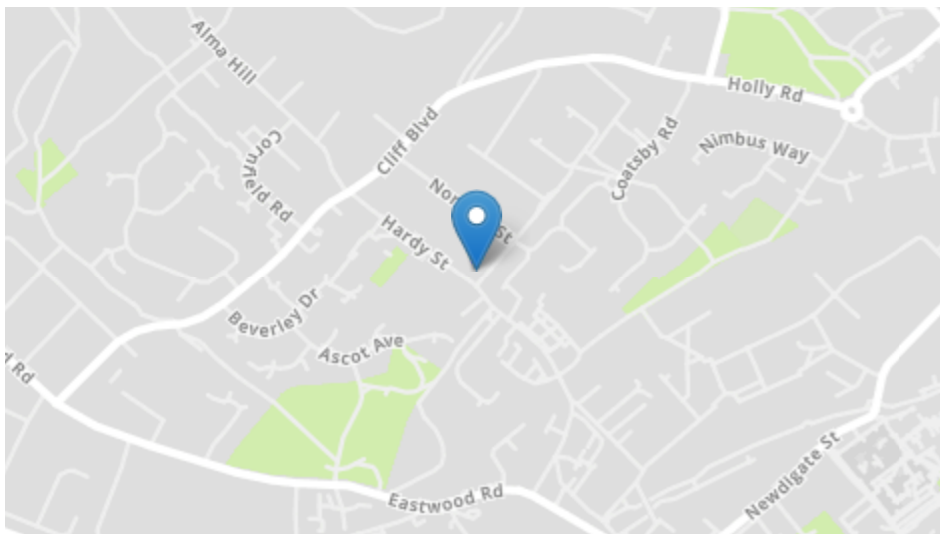
Hardy Street, Kimberley, NG16 2JX

Offers Over £240,000

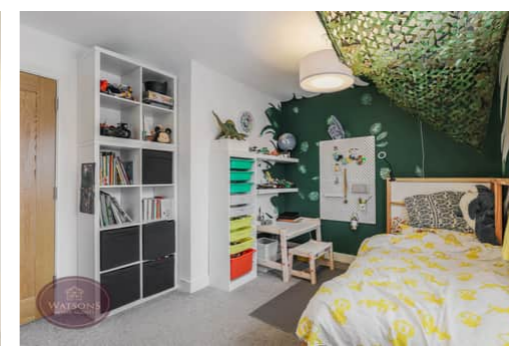


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Mid Town House
- 3 Double Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Private Rear Garden with Garden Room
- 2 Allocated Parking Spaces
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 27367361

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



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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***** TREMENDOUS TOWN HOUSE ***** This modern 3 bedroom town house sits within walking distance of Kimberley Town Centre. With off street parking for 2 cars and a low maintenance garden, it is ideally suited to young busy professionals or growing families. Viewing is **HIGHLY ADVISED**. The accommodation comprises in brief: entrance hall, lounge, kitchen diner, with access to downstairs wc and a store cupboard. Upstairs, the landing leads to the 3 bedrooms and family bathroom. Outside, the rear garden is low maintenance and enjoys a high level of privacy with the additional benefit of having a garden room which has been converted for use as a home office. Two allocated car parking spaces lie just beyond for convenience. Whether you are a first time buyer, up-sizing, relocating or down-sizing, this well positioned home could be just for you. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, stairs to the first floor and door to the lounge.

Lounge

4.44m x 3.0m (3.48m max) (14' 7" x 9' 10") UPVC double glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

4.46m x 4.14m (14' 8" x 13' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, dishwasher and microwave. Integrated combination boiler, plumbing for washing machine, tiled flooring, radiator, French doors to the rear garden and door to the WC.

First Floor

Landing

Airing cupboard housing the hot water tank, stairs to the second floor and doors to bedrooms 2 & 3 and bathroom.

Bedroom 2

4.46m to the back of the wardrobes x 3.18m (14' 8" x 10' 5") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3

4.46m x 3.74m (14' 8" x 12' 3") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bathroom

3 piece suite in white comprising: concealed cistern WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Second Floor

Primary Bedroom

4.45m x 4.38m (6.4m into the dressing area) (14' 7" x 14' 4") 2 velux windows, a range of fitted furniture, 2 radiators, access to the attic and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan

Outside

The low maintenance rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, garden room measuring 2.76m x 2.23m with 2 uPVC double glazed windows to the side, fully insulated, with power and ceiling spotlights. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side leading to the 2 allocated parking spaces.