

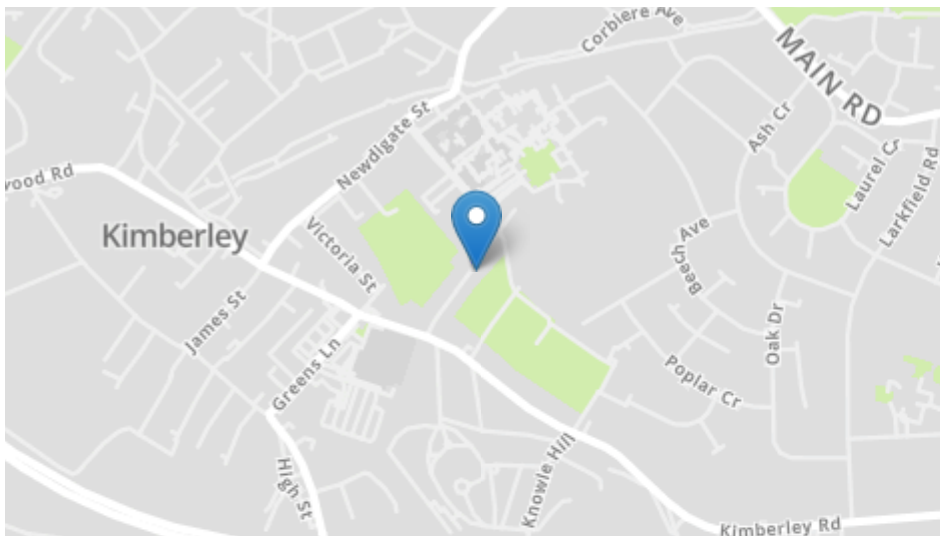
Noel Street, Kimberley, NG16 2NE

£80,000



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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	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Victorian Mid Terrace
- 1 Bedroom
- Breakfast Kitchen
- Spacious Bathroom
- Shared Courtyard to the Rear
- Walking Distance From Kimberley Town Centre
- Ideal First Home or Investment
- No Upward Chain

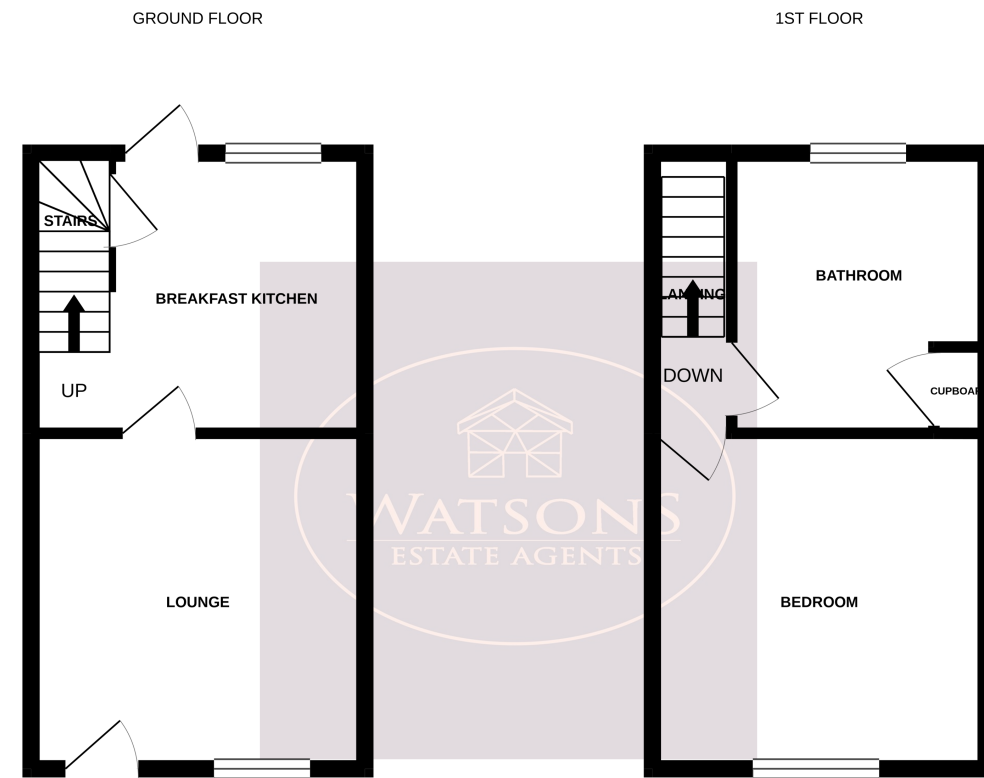
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 20180760

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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***** TAKE YOUR FIRST STEP ON THE PROPERTY LADDER ***** Offered for sale with NO UPWARD CHAIN, this Victorian mid terrace presents an excellent opportunity for a first time buyer or investor. The accommodation comprises in brief; lounge, breakfast kitchen, one double bedroom and a spacious bathroom fitted with a white suite. Outside, there is a courtyard to the rear which is shared with the neighbouring property. The property is located within walking distance to Kimberley Town Centre which offers a wide range of amenities including shops, cafes, pubs and public services including a doctors surgery and dentist. For more information, or to book your viewing, call our team.

Ground Floor

Lounge

3.5m x 3.47m (11' 6" x 11' 5") UPVC double glazed window and entrance door, exposed brick chimney breast with inset space for fire, wood effect laminate flooring, radiator and door to the breakfast kitchen.

Breakfast Kitchen

3.52m reducing to 2.45m min x 2.86m (11' 7" x 9' 5") A range of matching wall and base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, tiled flooring, radiator. UPVC double glazed window to the rear, stairs to the first floor and door to the rear courtyard.

First Floor

Landing

Ceiling spotlights and doors to the bedroom and bathroom.

Bedroom

3.52m x 3.41m (11' 7" x 11' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, wall mounted sink and bath with electric shower over. Obscured uPVC double glazed window to the rear, airing cupboard housing the combination boiler, radiator and access to the attic with drop down ladder.

Attic

4.0m x 3.16m (13' 1" x 10' 4") Fully boarded with radiator.

Outside

To the rear of the property is a shared concrete courtyard enclosed by timber fencing with gated access to the side.