

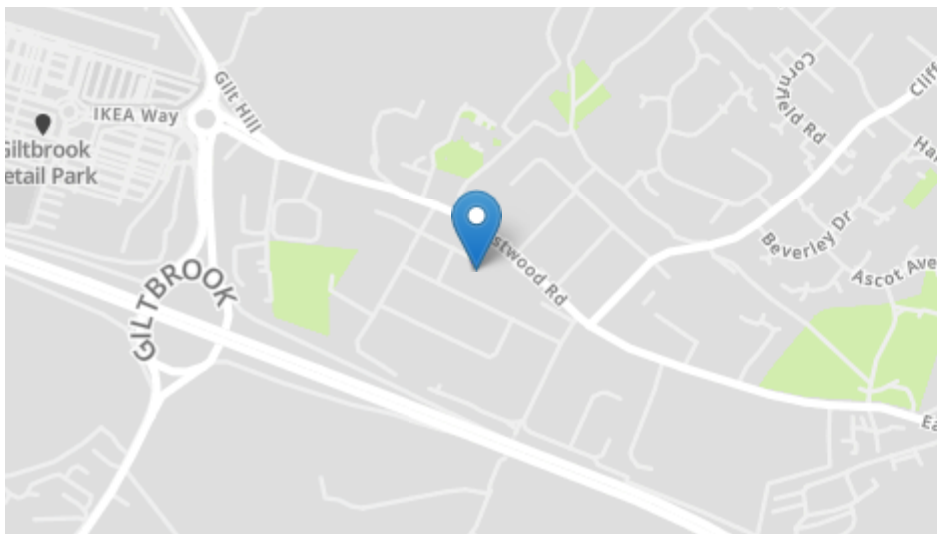
Valley Road, Kimberley, NG16 2HL

Offers Over £220,000



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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 - 28755773

- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Favoured School Catchment
- No Upward Chain

Our Seller says....



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



*** NOW THIS A PROPERTY YOU'LL BE PROUD TO CALL HOME! *** A beautifully maintained and ready to move in three bedroom semi-detached property located in close proximity to Kimberley town centre. A perfect first time buy and brought to the market with no upward chain. Briefly comprising; entrance hallway, lounge, dining/kitchen, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, private garden to the rear. Nearby amenities include shops, cafe's, a supermarket, the Giltbrook retail park, favoured schools, and excellent transport links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed door and uPVC double glazed windows to the front, stairs to the first floor, radiator and wooden door to the lounge.

Lounge

4.87m x 3.66m (16' 0" x 12' 0") UPVC double glazed window to the rear and radiator. Feature fire place with inset space for wood burner style fire. Wooden door to the dining kitchen.

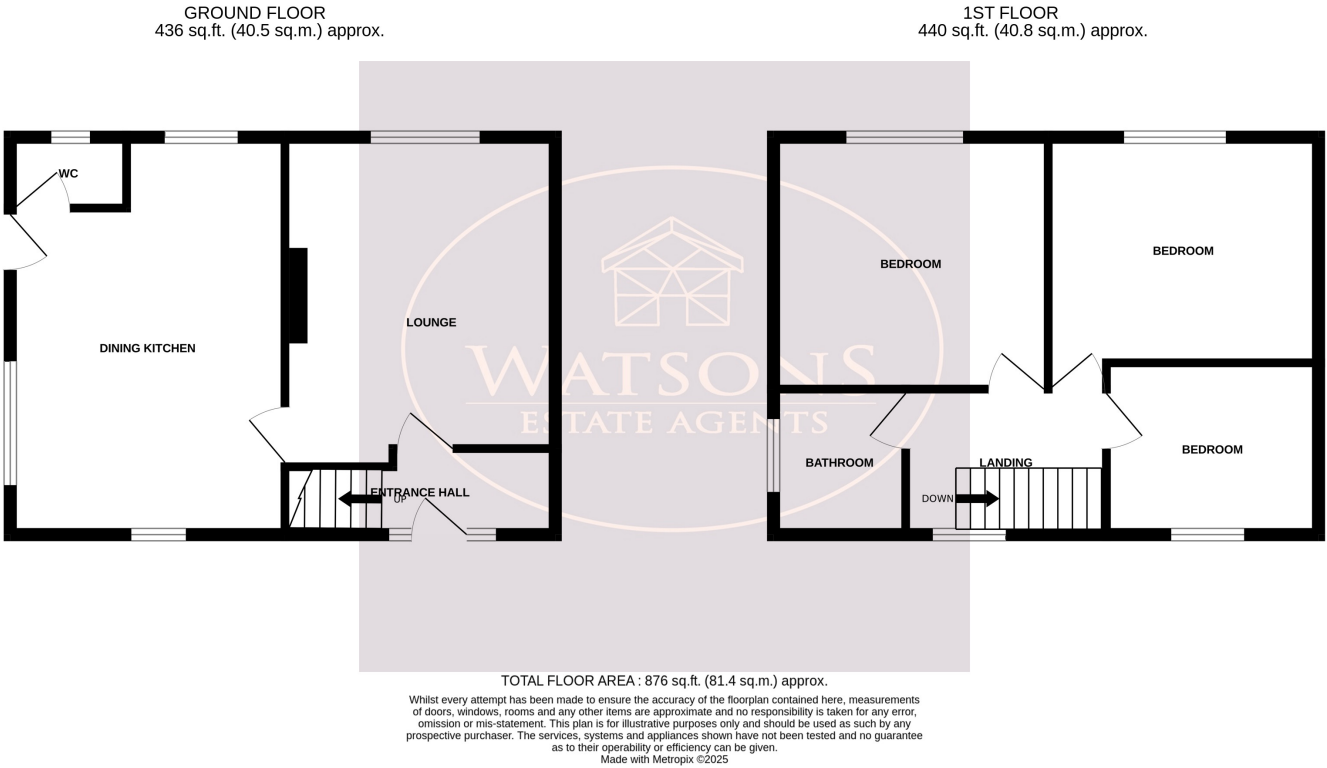
Dining Kitchen

5.86m x 3.87m (19' 3" x 12' 8") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Range style cooker with extractor over. Plumbing for washing machine and dishwasher. Wiring for an American style fridge freezer. Feature lighting, wood effect laminate flooring, radiator and uPVC double glazed windows to the rear, side & front. Wooden door to the WC. Door to the side leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, access to the attic (fully boarded) and wooden doors to all bedrooms and bathroom.



Bedroom 1

3.74m x 3.65m (12' 3" x 12' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.8m x 3.67m (12' 6" x 12' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.74m x 2.49m (9' 0" x 8' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

The front of the property is palisaded by original stonewall and comprises steps up to a turfed lawn and flower bed borders with a range of plants & shrubs. There is a dropped kerb in place, to allow for a driveway if required. The rear garden comprises a paved patio seating area, steps up to a turfed lawn and a further block paved seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.