

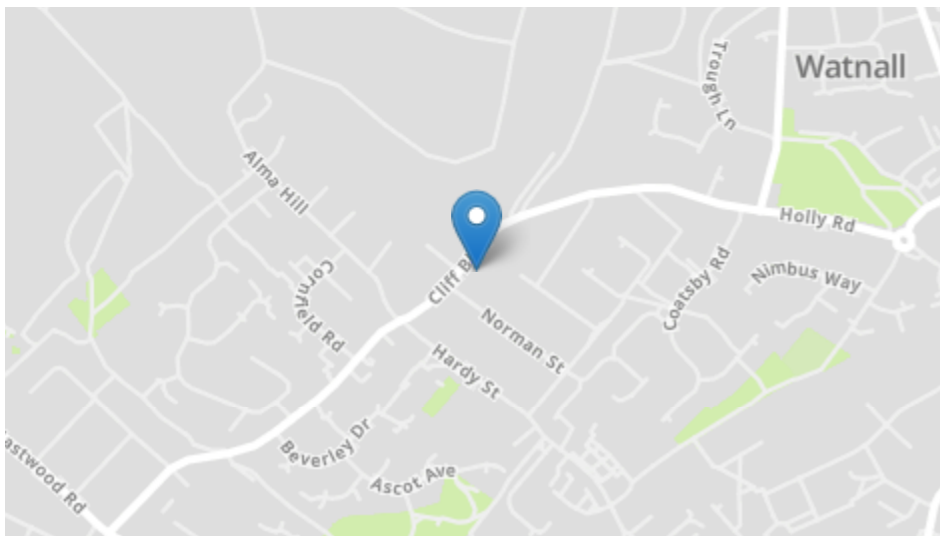
Cliff Boulevard, Kimberley, NG16 2LB

£210,000



Cliff Boulevard, Kimberley, NG16 2LB

£210,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		61
(55-68)	D		
(39-54)	E		
(21-38)	F		61
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 2 Bedrooms
- Modern Dining Kitchen
- Generous Secure Parking
- Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home Or Investment

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 - 27461989

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



***** GREAT SECURE PARKING ***** Whether down-sizing, looking to get onto the property ladder or even buying for investment, this 2 bed semi in Kimberley is well located within walking distance of Kimberley Town Centre and the low maintenance gardens are ideal for busy professionals. The accommodation is well presented throughout and comprises in brief: entrance hall, lounge, dining kitchen, upstairs landing to the 2 DOUBLE bedrooms and bathroom. The front and side have been paved to provide a good amount of off street parking secured behind metallic gates, whilst the modest rear is easy maintenance, having a garage and brick built outbuilding to provide further useful storage space. As well as great local amenities, this location has easy access to key road links such as the A610 & M1 motorway, whilst the Tram Park & Ride is also just a short drive away. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

4.32m x 4.17m (14' 2" x 13' 8") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator and French doors to the dining kitchen.

Dining Kitchen

5.29m x 2.79m (17' 4" x 9' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker with extractor over, understairs storage with plumbing for washing machine, breakfast bar, tiled flooring, vertical radiator, 2 uPVC double glazed windows to the rear and French doors to the side.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and over stairs storage space. Doors to both bedrooms and bathroom.

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.
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 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.
Made with Metrepro 02/24

Bedroom 1

3.85m x 3.0m (12' 8" x 9' 10") UPVC double glazed window to the front, radiator, built in storage cupboard and built double & single wardrobe.

Bedroom 2

3.2m x 2.44m (10' 6" x 8' 0") UPVC double glazed window to the rear, radiator, built in wardrobe and airing cupboard housing the combination boiler.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a paved and concrete driveway with parking for 3 cars, leading to the detached garage with up and over door; The driveway is enclosed by hedge borders and secured by double gates to the front. The rear garden comprises a concrete patio, external tap, brick built outhouse with power. The garden is enclosed by wall & timber fencing to the perimeter.