

West Street, Kimberley, NG16 2PP

Guide Price £170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom
- Private Rear Garden
- Popular Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Off Road Parking
- Fully Renovated
- No Upward Chain

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 - 28630852

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



*** GUIDE PRICE £170,000 - £180,000 *** WEST IS BEST *** Brought to the market with no upward chain is this fully renovated three bedroom terraced property located in the sought after 'Swingate' area of Kimberley. Lying close to favoured schools and amenities, features include two reception rooms, modern and stylish kitchen and bathrooms, and a private rear garden. Briefly comprising; lounge, dining room, kitchen, bathroom. To the first floor, three bedrooms. Outside, to the rear is a privately enclosed garden. Lying close to Kimberley town centre, amenities include a supermarket, cafe's, shops and bars, and excellent schools. Transport links are close by including the A610 which provides easy access to Nottingham. A perfect first time buy! Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.72m x 3.17m (12' 2" x 10' 5") UPVC double glazed entrance door, uPVC double glazed window to the front, radiator, under stairs storage, wood effect laminate flooring, feature wood panelled walls, door to the stairs to the first and French doors to the dining room.

Dining Room

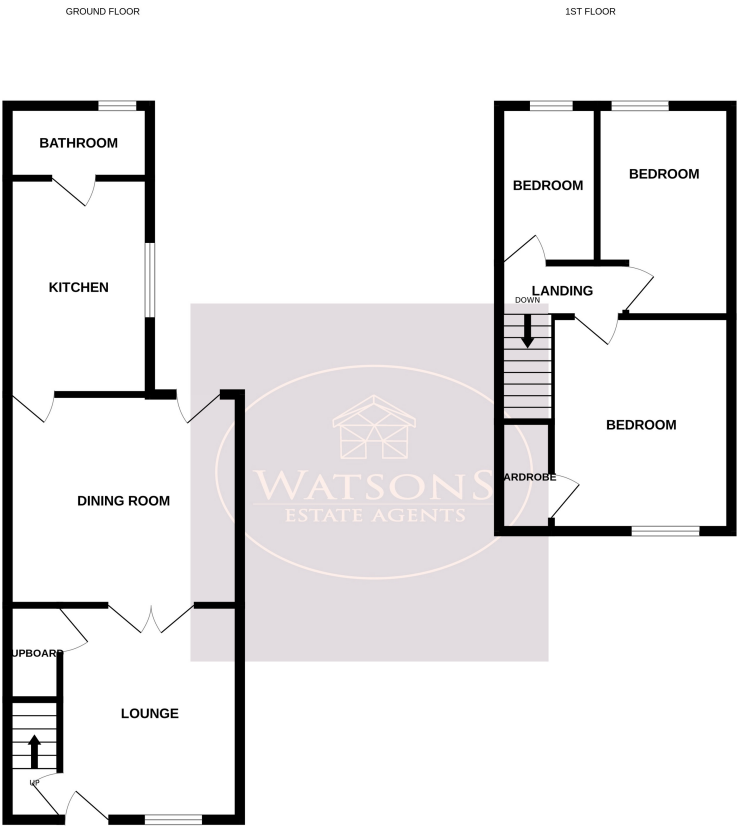
4.1m x 3.68m (13' 5" x 12' 1") Radiator, ceiling spotlights, wood effect laminate flooring, feature wood panelled walls, door to the rear garden. Open to the kitchen.

Kitchen

3.83m x 2.46m (12' 7" x 8' 1") A range of matching wall & base units, work surfaces incorporating an inset one and a half bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over and washing machine. Wood effect laminate flooring, radiator and uPVC double glazed window to the side. Integrated combination boiler. Door to the bathroom.

Bathroom

3 piece suite comprising WC, pedestal sink unit and bath with electric shower over. Heated towel rail, ceiling spotlights, extractor fan, wood effect laminate flooring, access to the attic and obscured uPVC double glazed window to the rear.



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 misstatement. 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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First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.67m x 3.15m (12' 0" x 10' 4") UPVC double glazed window to the front, radiator and walk in wardrobe.

Bedroom 2

3.66m x 2.39m (12' 0" x 7' 10") UPVC double glazed window to the rear, radiator and access to the attic.

Bedroom 3

2.78m x 1.77m (9' 1" x 5' 10") UPVC double glazed window to the rear and radiator.

Outside

The front of the property is parking for 1 car. The rear garden offers a good level of privacy and comprises 2 paved patio seating areas, turfed lawn and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side alley.

Agents Note

The seller has provided us with the following information: The boiler is located in the kitchen and is brand new.