

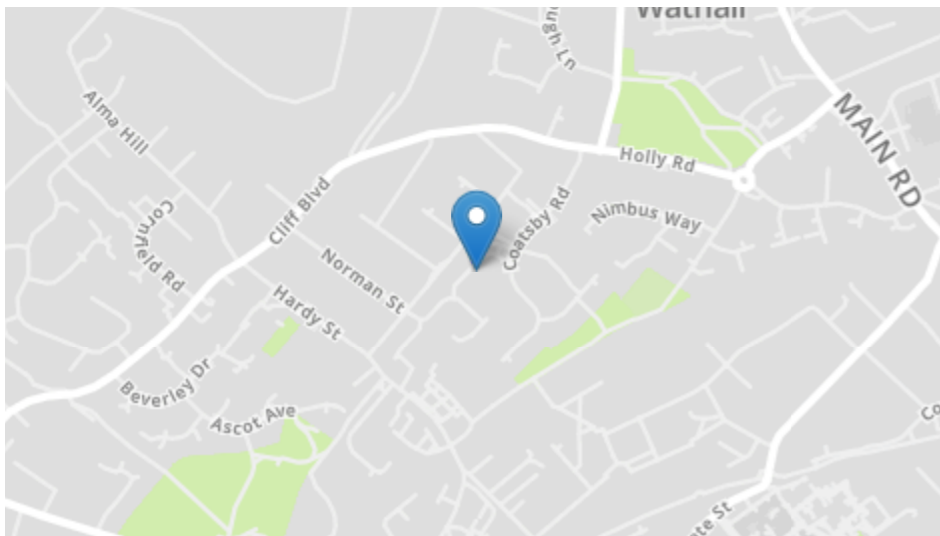
Tiptree Close, Kimberley, NG16 2TQ

Offers Over £200,000



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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 - 27006405

- Semi Detached House
- 2 Double Bedrooms
- Generous Lounge
- Modern Kitchen
- Off Road Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- 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

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***** IMMACULATE THROUGHOUT! ***** This beautifully presented property sits on a quiet street within walking distance from Kimberley Town Centre and with nearby schools including Hollywell Primary & The Kimberley School. The accommodation comprises in brief; generous lounge, modern kitchen with door leading to the rear garden. To the first floor there are two **DOUBLE** bedrooms and a bathroom fitted with a modern white suite. Outside, to the front, a driveway provides off road parking with a low maintenance garden to the rear. For more information or to book your viewing, call our team.

Ground

Lounge Diner

5.46m x 3.67m (17' 11" x 12' 0") UPVC double glazed window to the front, wood effect laminate flooring, stairs to the first floor, real flame gas fire and door to the kitchen.

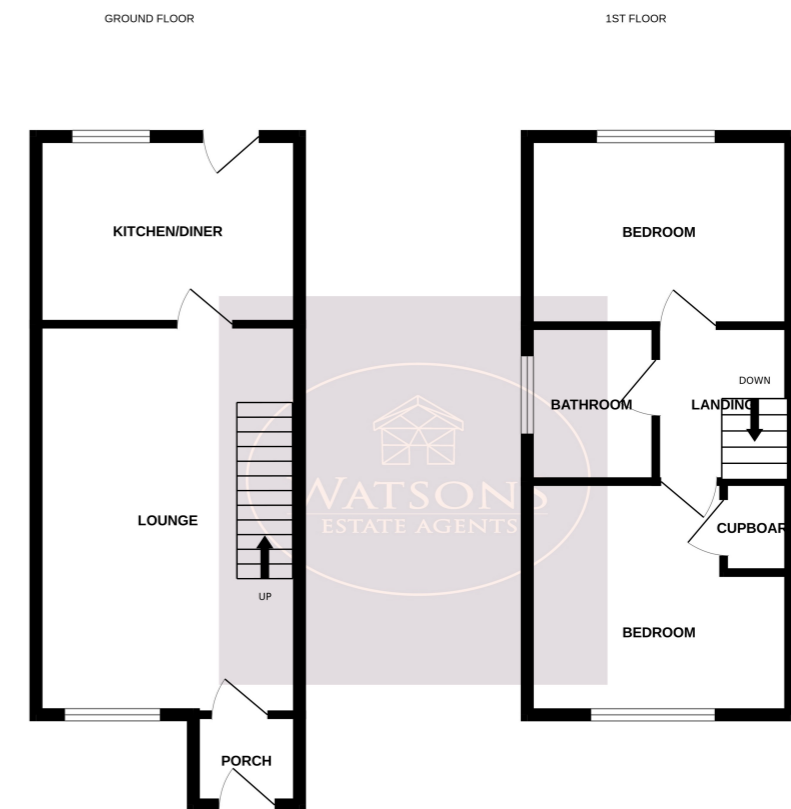
Kitchen

3.61m x 2.61m (11' 10" x 8' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, dishwasher and combination boiler. Plumbing for washing machine, tiled flooring, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom.



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Bedroom 1

3.65m x 3.11m (12' 0" x 10' 2") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bedroom 2

3.63m x 2.61m (11' 11" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite comprising WC, vanity sink unit and bath with dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property, a concrete driveway provides ample off road parking. The rear garden comprises 2 paved patio seating areas, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.