

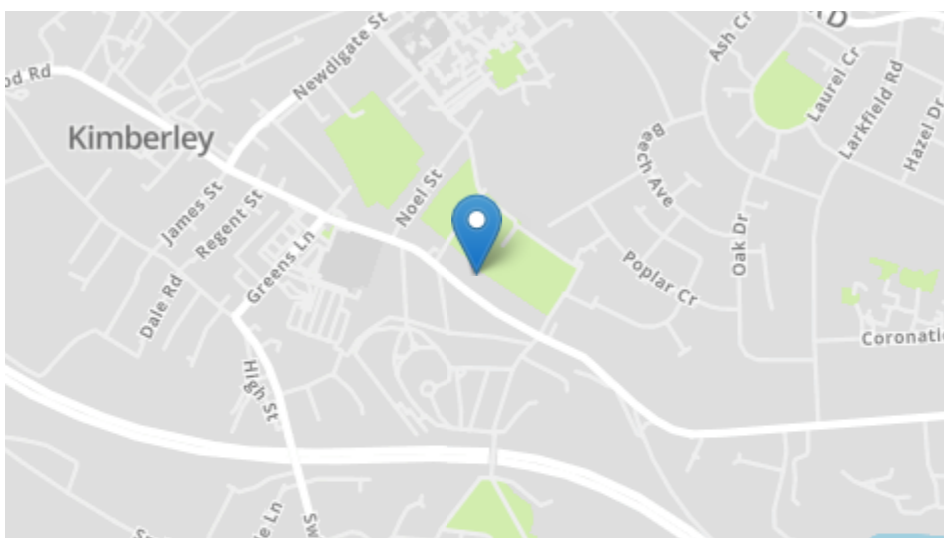
Nottingham Road, Kimberley, NG16 2NB

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27788256

- Character Cottage
- 2 Double Bedrooms
- Dining Kitchen & Utility Area
- Downstairs Bathroom
- Double Driveway
- Rear Garden
- Walking Distance to Kimberley Town Centre
- Character Features Throughout

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



*** DON'T MISS OUT!! *** Viewing is essential to appreciate what's on offer at this gorgeous double fronted cottage, within walking distance to Kimberley Town Centre. The accommodation comprises in brief, entrance hall, lounge with log burner, dining kitchen fitted with shaker style units, rear lobby/utility area and downstairs bathroom. On the first floor the landing leads to the two double bedrooms. The character & charm is palpable with features including wooden beams, stable doors & quarry tiled flooring. Outside, the rear garden offers a good level of privacy and consists of a paved patio area, lawn and timber fencing to the perimeter. To the front of the property a double paved driveway provides off road parking for two cars. The property is located just 0.1 mile from Kimberley with access to a wide range of shops, amenities & bus stops with routes to Nottingham City Centre amongst other destinations. Call to book your appointment before it's too late! 01159385577, 8am - 8pm, 7 days.

Entrance Hall

UPVC entrance door, stairs to the first floor, radiator, doors to lounge and dining kitchen.

Lounge

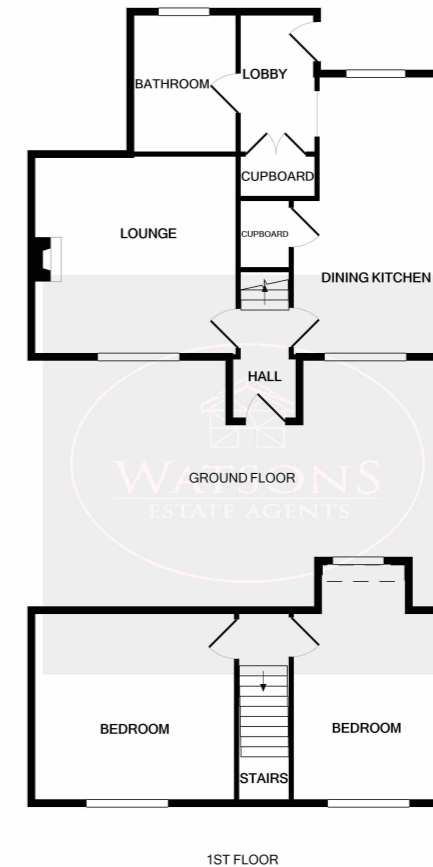
4.00m x 3.85m (13' 1" x 12' 8") UPVC double glazed window to the front, Inglenook fireplace with inset multi fuel burner & slate hearth. Solid oak flooring and radiator.

Dining Kitchen

5.45m x 2.95m (17' 11" x 9' 8") A range of shaker style wall & base units, work surfaces incorporating a Belfast sink. Space and connections for a range cooker with extractor over. Quarry tiled flooring and solid ceiling beams. UPVC double glazed windows to the front & rear, radiator, under stair storage cupboard and access to the rear lobby/utility room.

Rear Lobby

Work surface, plumbing and space for washing machine, wall mounted boiler, storage cupboard, door to the rear garden & door to the bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bathroom

Three piece suite in white comprising of bath with mixer shower over, WC & wash hand basin. Chrome heated towel rail & uPVC double glazed window to the rear.

FIRST FLOOR

Landing

Doors to bedrooms 1 and 2.

Bedroom 1

4.00m x 3.96m (13' 1" x 13' 0") UPVC double glazed window to the front, radiator.

Bedroom 2

3.7m x 2.95m (12' 2" x 9' 8") UPVC double glazed windows to the front & rear, radiator.

Outside

To the front of the property, a block paved driveway provides off road parking for 2 cars. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.