

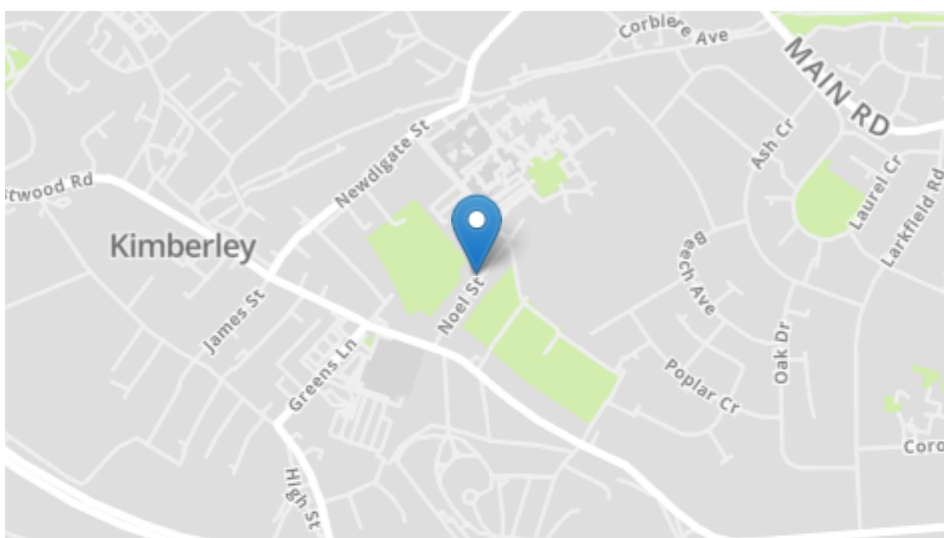
Noel Street, Kimberley, NG16 2NF

Offers Over £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 DOUBLE Bedrooms
- Dining Kitchen
- Private, West Facing Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- Downstairs Bathroom

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 - 26359347

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



*** CALLING ALL FIRST TIME BUYERS! *** This terrace property is located just a short walk from Kimberley Town centre and would be ideal for first time buyers or savvy investors. In brief, the accommodation comprises: lounge, dining kitchen, rear lobby to bathroom, upstairs landing to the 2 DOUBLE bedrooms. The west-facing rear garden is a nice private space to enjoy the summer months and requires little maintenance, whilst on street parking is available to the front. As well as all the amenities of Kimberley, there are countryside walks nearby as well as great transport links with a regular bus service and easy access to the M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

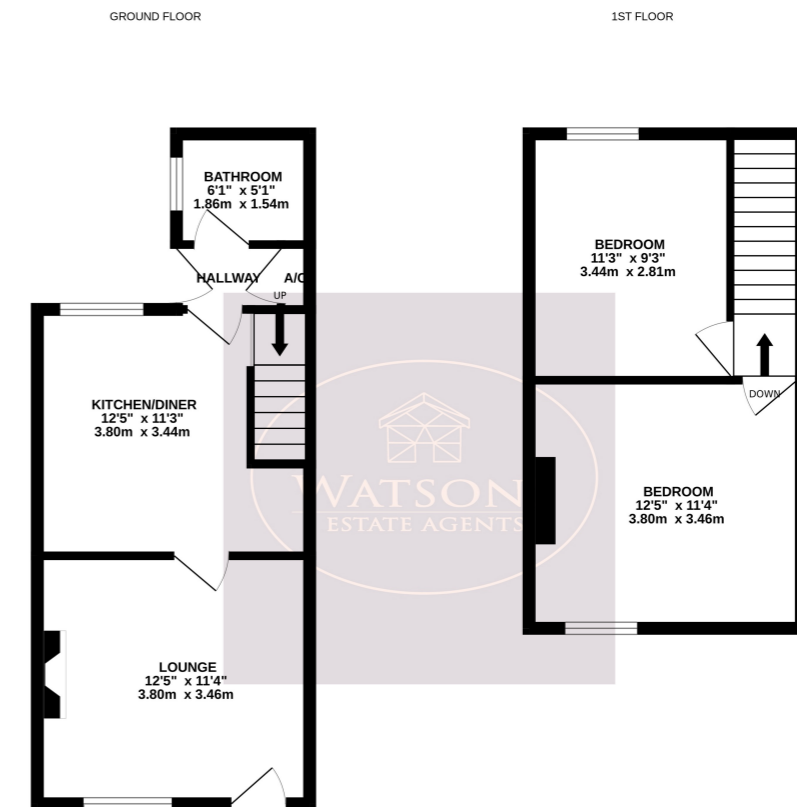
3.81m x 3.46m (12' 6" x 11' 4") UPVC double glazed window and door to the front, fire place with real flame gas fire, radiator and door to the dining kitchen.

Dining Kitchen

3.344m x 2.81m (11' 0" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, tiled flooring, radiator, under stairs recess, uPVC double glazed window to the rear, doors to the stairs and rear hall.

Rear Hall

Airing cupboard housing the combination boiler and doors to the bathroom and rear garden.



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 operability or efficiency can be given.
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Bathroom

3 piece suite in white comprising concealed cistern WC, wall mounted sink and bath with electric shower over. Obscured uPVC double glazed window to the side and radiator.

First Floor

Bedroom 1

3.8m x 3.48m (12' 6" x 11' 5") UPVC double glazed window to the front, access to the attic (partly boarded with drop down ladder), radiator.

Bedroom 2

3.4m x 2.8m (11' 2" x 9' 2") UPVC double glazed window to the rear and radiator.

Outside

The West facing rear garden offers a good level of privacy and comprises a paved patio, gravel and bark section and a timber decking seating area to the bottom of the garden. The garden is enclosed by timber fencing to the perimeter with gated access to the side.