



Noel Street, Kimberley Nottingham NG16 2NF

welcome to
Noel Street, Kimberley
Nottingham

- NO UPWARD CHAIN
- VACANT POSSESSION
- IDEAL FIRST TIME BUY
- GREAT BUY TO LET
- WALKING DISTANCE TO TOWN CENTRE

Tenure: Freehold EPC Rating: F
Council Tax Band: A

£150,000

Lounge

12' max x 12' 3" max (3.66m max x 3.73m max)
Front elevation UPVC double glazed window, Feature fire place, UPVC front door.

Kitchen

11' 7" max x 8' 6" max (3.53m max x 2.59m max)
Range of wall and base units, rear aspect UPVC double glazed window, integral oven and hob.

Bathroom

Family bathroom complete with shower over bath, WC, Hand basin and towel heater.

Bedroom One

12' 3" max x 11' 11" max (3.73m max x 3.63m max)
Front elevation UPVC double glazed window, wall mounted radiator

Bedroom Two

11' 7" max x 8' 5" max (3.53m max x 2.57m max)
Built in storage, rear aspect UPVC double glazed window and wall mounted radiator



view this property online williamhbrown.co.uk/Property/KBY109797



Property Ref:
KBY109797 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk