



Spring Hill
Kimberley Nottingham



Spring Hill Kimberley Nottingham NG16 2PF

for sale offers over
£190,000



Property Description

A well appointed mid terraced property in the popular location of Kimberley originally built in 1887. Spring Hill is ideally located in close proximity to Kimberley Town centre with a range of local amenities including a schools, shops and transport links. In brief the accommodation offers a lounge, inner hall, dining room, desirable open plan dining/kitchen and utility with W.C. To the first floor are two bedrooms and a family bathroom. To the second floor is a further bedroom. Outside, the property is enclosed which is mainly laid to lawn with planted boarders, fenced boundaries and shed with power. Viewings are absolutely essential to appreciate the accommodation and delightful area on offer.

Lounge

12' 3" into recess x 10' 11" plus room recess (3.73m into recess x 3.33m plus room recess)
Door from the front elevation, UPVC double glazed window to the front elevation, laminate flooring, radiator, electric fire and access through to;

Inner Hall

Storage cupboard and stairs to the first floor.

Dining Room

11' 11" max x 12' 2" into recess (3.63m max x 3.71m into recess)
UPVC double glazed window to the rear elevation. laminate flooring, radiator, gas fire and access to;

Kitchen

10' max x 7' 1" max (3.05m max x 2.16m max)
Fitted with matching wall and base units incorporating a stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated electric oven with gas hob, space for further appliances, tiled flooring and UPVC double glazed window to the side elevation. Open plan to;

Reception Area

9' 2" max x 8' plus door (2.79m max x 2.44m plus door)
Sliding patio doors leading to the side, tiled flooring and radiator.

Utility Room/ W.C

7' 11" max x 5' max (2.41m max x 1.52m max)
Fitted with a W.C, plumbing for washing machine, vanity wash hand basin with mixer tap, tiled flooring and window to the side.

Landing

Carpet flooring and access to;

Bedroom One

12' 4" into recess x 11' max (3.76m into recess x 3.35m max)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Two

9' 6" plus recess x 7' 2" max (2.90m plus recess x 2.18m max)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Family Bathroom

Fitted with a W.C, wash hand basin with mixer tap, bath with shower over, vinyl flooring, tiled splashbacks, access to airing cupboard casing GCH boiler and UPVC double glazed opaque window to the rear elevation.

Bedroom Three

12' 2" into recess x 11' max (3.71m into recess x 3.35m max)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Front

Forecourt with gated access giving direct access to the front of the property. Parking can be found on street.

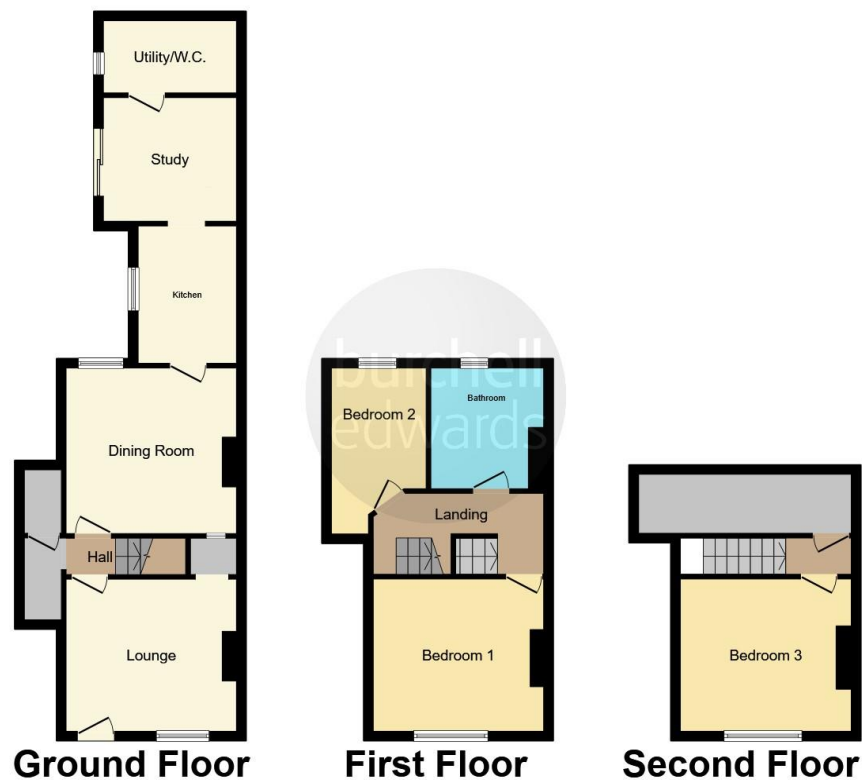
Rear

The rear garden is in two sections offering patio and lawned areas with featured borders, access to a garden shed with power and is fully enclosed with a fenced boundary and gate.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD206330



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206330 - 0005