



**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: D  
Council Tax Band: A

# £140,000

### 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



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**Property Ref:**  
KBY109797 - 0015

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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.



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