



James Street  
Kimberley Nottingham

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# James Street Kimberley Nottingham NG16 2LP

for sale  
**£220,000**



## Property Description

This three-bedroom semi-detached home on James Street in Kimberley offers a traditional layout with two reception rooms, providing flexible spaces for living and dining.

The property includes a rear courtyard that can be used for outdoor seating or low-maintenance gardening.

Inside, the rooms are well proportioned and offer scope for updating to suit personal style or plans to change the property in the future.

The home is available with no upward chain, allowing for a straightforward purchase process, and presents an opportunity for buyers seeking a property with potential in a convenient Kimberley location.

## Entrance Hall

Entrance hall offering access to the ground floor accommodation.

## Lounge

Featuring a carpeted floor, a large, double-glazed bay window to the front providing excellent natural light, a wall-mounted radiator, and a character fireplace (currently not in use).

## Dining Room

A spacious dining room with carpeted flooring, a double-glazed front window, wall-mounted radiator, and a decorative fireplace (not in use).

## Kitchen

Fitted with vinyl flooring, a rear-facing double-glazed window and door to the garden. Includes matching wall and base units, an inset stainless-steel sink and drainer, tiled splashbacks, a wall-mounted radiator, integral oven, gas hob, cooker hood, and an internal door leading to the rear hall.

## Ground Floor Shower Room

Comprising a walk-in shower, ceramic toilet, wash-hand basin and useful storage space.

## First Floor Landing

Providing access to all first-floor rooms.

## Bedroom One

A generous double bedroom with carpeted flooring, a double-glazed front window, wall-mounted radiator and built-in storage.

## Bedroom Two

A carpeted double bedroom with a double-glazed rear window and wall-mounted radiator.

## Bedroom Three

A carpeted bedroom with a rear double-glazed window and wall-mounted radiator.

## Externals

The front elevation is enclosed with a half-height brick wall and pathway leading to the side entrance. The rear garden offers a brick boundary surround, concrete surface and access to storage.















Total floor area 91.3 m<sup>2</sup> (982 sq.ft.) approx

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EPC Rating: Awaited  
 Council Tax Band: A

Tenure: Freehold

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Property Ref: EWD207563 - 0002