



James Street
Kimberley Nottingham



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 m² (982 sq.ft.) approx

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.propertybox.io



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:
 Awaited

Council Tax
 Band: A

Tenure: Freehold

[check out more properties at burchelledwards.co.uk](http://www.burchelledwards.co.uk)



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: EWD207563 - 0002