



Nottingham Road
Kimberley Nottingham

burchell
edwards

Nottingham Road Kimberley Nottingham NG16 2NA

for sale
£190,000



Property Description

This semi-detached character cottage, dating back over 300 years, is positioned on Nottingham Road in Kimberley and presents a full renovation opportunity with clear potential for value enhancement.

Arranged over two floors, the accommodation comprises two reception rooms, both retaining original exposed beams, a kitchen, two bedrooms and a bathroom.

The property occupies established grounds set back from the road and accessed via a gated entrance, with mature planting providing privacy and separation. Traditional rendered elevations, a pitched tiled roof and retained original features all contribute to the home's historic charm. The informal gardens include both a detached outbuilding and a garage, offering further scope for improvement or reconfiguration, subject to the necessary consents.

Well located, the house is within easy walking distance of Kimberley Town Centre and Kimberley Comprehensive, and only a short walk from a bus stop providing direct routes into Nottingham city. For commuters, Nottingham City Centre is easily accessible, with Junction 26 of the M1 located approximately half a mile away.

With parking, outdoor space, exposed beams and strong period appeal, this property is ideally suited to investors or buyers seeking a project opportunity in a convenient and well-connected Nottinghamshire location.

Entrance Hall

Wooden front door from the front elevation opening into a carpeted entrance hall with wall-mounted radiator. Stairs rise to the first floor with an under-stairs cupboard providing storage. Internal window to the lounge and doors leading to the lounge, dining room and kitchen.

Lounge

Carpeted reception room with original beams, wall-mounted radiator, fireplace and two double-glazed windows overlooking the rear elevation.

Dining Room

Carpeted dining room with original beams, wall-mounted radiator, double-glazed window to the rear elevation and external door providing side access.

Kitchen

Lino tiled kitchen with two double-glazed windows to the front elevation and wall-mounted radiator. Fitted with an inset stainless-steel sink and drainer, matching wall and base units, space for appliances, double electric oven, gas hob and cooker hood.

First Floor Landing

Carpeted landing with double-glazed window to the front elevation and built-in storage cupboard.

Bedroom One

Carpeted double bedroom with double-glazed window to the rear elevation and wall-mounted radiator.

Bedroom Two

Carpeted second bedroom with double-glazed windows to the rear and side elevations and wall-mounted radiator.

Bathroom

Fitted with vinyl flooring, bath with shower over, ceramic WC and wash hand basin. Finished with tiled walls and a double-glazed opaque window to the front elevation.

Externals

The property occupies established grounds accessed via gated entry and paved pathways. Traditional rendered elevations sit beneath a pitched tiled roof, surrounded by mature trees and planting providing privacy. Informal gardens include a detached outbuilding and offer scope for improvement, remodelling or clearance, subject to requirements.

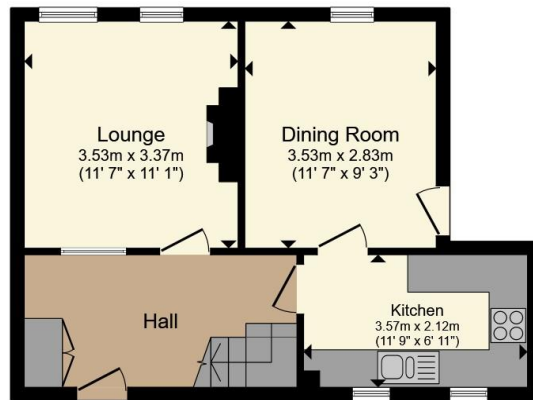
Garage

Not in usable condition. Please ask the agent for further details.

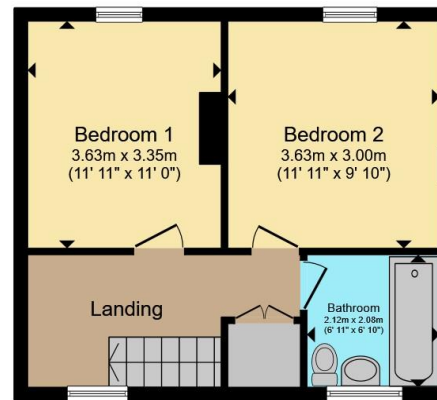




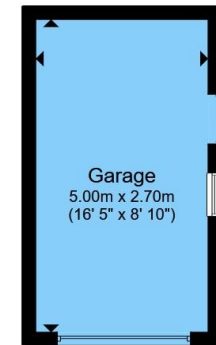




Ground Floor



First Floor



Garage

Total floor area 92.0 m² (990 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

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134 Nottingham Road Eastwood
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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Property Ref: EWD207718 - 0002