

High Street  
Kimberley, Nottingham NG16 2LR

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£200,000 Freehold**





A surprisingly spacious three bedroom semi detached house.

This property is centrally heated and double glazed, and offered for sale with NO UPWARD CHAIN.

The accommodation comprises a side entrance hall, staircase leading to the first floor, living room to the rear which has patio doors opening to a double glazed conservatory. To the front is a fitted kitchen and access to the partially converted garage which provides for a snug or study area, and still has a garage area to the front. Rising to the first floor, the landing provides access to three well proportioned bedrooms and family bathroom.

Off-street parking is provided at the front of the property and to the rear there is an enclosed garden with patio and lawn. Situated in this quiet residential suburb within walking distance of the bustling town centre of Kimberley which offers a good variety of national and independent retailers, including Sainsburys, and a good level of local amenities and a regular bus service.

Ideally placed for families and commuters alike, as schools for all ages are within easy reach. A short drive away is the A610 which links to Junction 26 of the M1 motorway, Nottingham city centre, as well as the Giltbrook/Ikea Retail Park.

Offered for sale with NO CHAIN. This property offers a blank canvas for first time buyers and families to make into their home.



### ENTRANCE PORCH

Double glazed window and front entrance door with further door leading to the hallway.

### HALLWAY

Stairs to the first floor, understairs store cupboard.

### LIVING ROOM

16'7" x 11'9" (5.06 x 3.6)

Radiator, double glazed window and patio door to conservatory.

### CONSERVATORY

13'9" x 8'2" (4.2 x 2.5)

Radiator, double glazed windows, French doors opening to the rear garden.

### KITCHEN

10'10" x 8'7" (3.31 x 2.62)

Range of fitted wall, base and drawer units with worktops and inset stainless steel sink unit with single drainer. Electric cooker point, plumbing for washing machine, double glazed window to the front. Access to partially converted garage.

### CONVERTED GARAGE

10'5" x 7'5" (3.2 x 2.28)

Ideal as a home office, snug, breakfast room, etc. with door leading to storage.

### STORAGE

5'4" x 7'7" (1.63 x 2.32)

This is the remainder of the garage with up and over door, light and power.

### FIRST FLOOR LANDING

Accessed from a dog-leg staircase, hatch and ladder to boarded loft with light.

### BEDROOM ONE

11'9" x 9'6" (3.6 x 2.91)

Fitted bedroom furniture including wardrobes, dressing table and drawers, eye level units, radiator, double glazed window to the rear enjoying a vista over the surrounding area.

### BEDROOM TWO

15'1" x 6'8" (4.62 x 2.05)

Currently with a fitted shower cubicle with electric shower, radiator, double glazed window to the rear.

### BEDROOM THREE

10'11" x 9'7" (3.33 x 2.93)

Eaves storage space, radiator, double glazed window to the front.

### FAMILY BATHROOM

7'6" x 6'7" (2.3 x 2.02)

Four piece suite comprising wash hand basin with vanity unit, low flush WC, spa bath with 'Mira' shower over and bidet. Radiator, double glazed window.

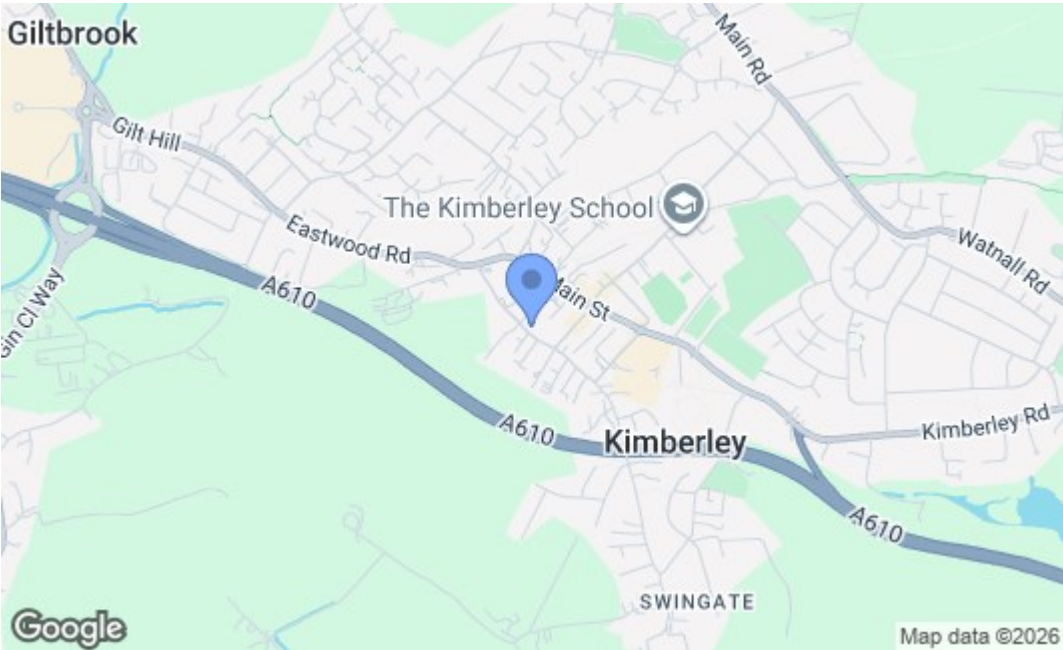
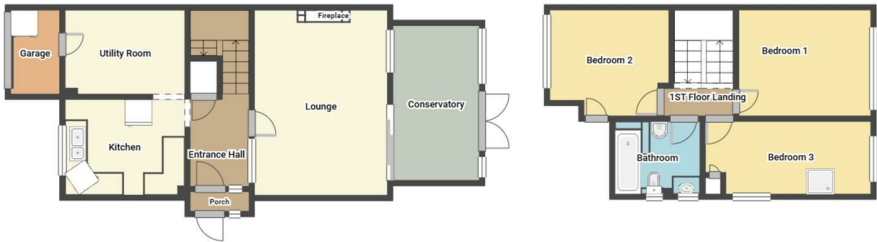
### OUTSIDE

To the front is an open plan forecourt which provides off-street parking for up to two vehicles. There is a pathway at the side of the house leading to the rear garden with patio and lawn. At the foot of the garden is a garden shed.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.