



**33a Main Street, Kimberley, Nottingham,
Nottinghamshire NG16 2NG**

£125,000

Tel: 0115 9680268



- Excellent Town Centre Location
- Off Road Parking
- Viewing Essential To Appreciate
- Two Large Bedrooms
- Open Plan Living Kitchen
- Approaching 1,000sqft

A well finished and naturally light duplex apartment which is nothing short of absolutely staggering in stature and size. This magnificent large apartment is just short of 1,000sq ft making it larger than most traditional terraced houses but has the benefit being in the heart of Kimberley and all its excellent local amenities. The property has two huge double bedrooms over two separate floors, large bathroom and a spectacular living room with open plan access into a kitchen fitted with an extensive range of fitted units.

The property currently has an excellent long standing sitting tenant running on a periodic contract. With the property also being offered to the open market making it suitable for a real variety of buyers including investors & first time buyers.

The accommodation comprises an initial ground floor entrance with plenty of cloaks storage space with stairs rising to the first-floor landing which has a large open plan living and kitchen space and a family bathroom. To the second-floor landing there are two huge bedrooms. Finally, there is also off road parking to the rear of the property.

ENTRANCE HALL

w: 1.85m x l: 0.84m (w: 6' 1" x l: 2' 9")

With cloaks storage rails, ceiling light point and stairs rising to the first floor landing.

FIRST FLOOR LANDING

w: 4.42m x l: 1.83m (w: 14' 6" x l: 6')

An open landing space with access into the open plan living and kitchen space, family bathroom, ceiling light point and stairs rising to the first floor landing.

LIVING AREA

w: 4.83m x l: 4.75m (w: 15' 10" x l: 15' 7")

A beautiful naturally light reception room having two double glazed windows and a central feature fireplace with inset electric fire. There is a radiator, ceiling light point and open plan access into the:

KITCHEN AREA

w: 2.9m x l: 2.64m (w: 9' 6" x l: 8' 8")

A fully fitted kitchen with a range of neutral wall cupboards, base units and drawers with working surfaces over. Integrated oven, four ring hob, extractor hood. Space for a fridge/freezer and plumbing for a washing machine.

BATHROOM

w: 2.9m x l: 1.57m (w: 9' 6" x l: 5' 2")

With three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

w: 1.42m x l: 0.91m (w: 4' 8" x l: 3')

With a ceiling light point.

BEDROOM ONE

w: 4.9m x l: 4.8m (w: 16' 1" x l: 15' 9")

A large 16ft x 15ft bedroom with a radiator, ceiling light point and two double glazed windows to the front elevation.

BEDROOM TWO

w: 4.45m x l: 3.81m (w: 14' 7" x l: 12' 6")

A second equally large bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a leasehold property. With potential vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

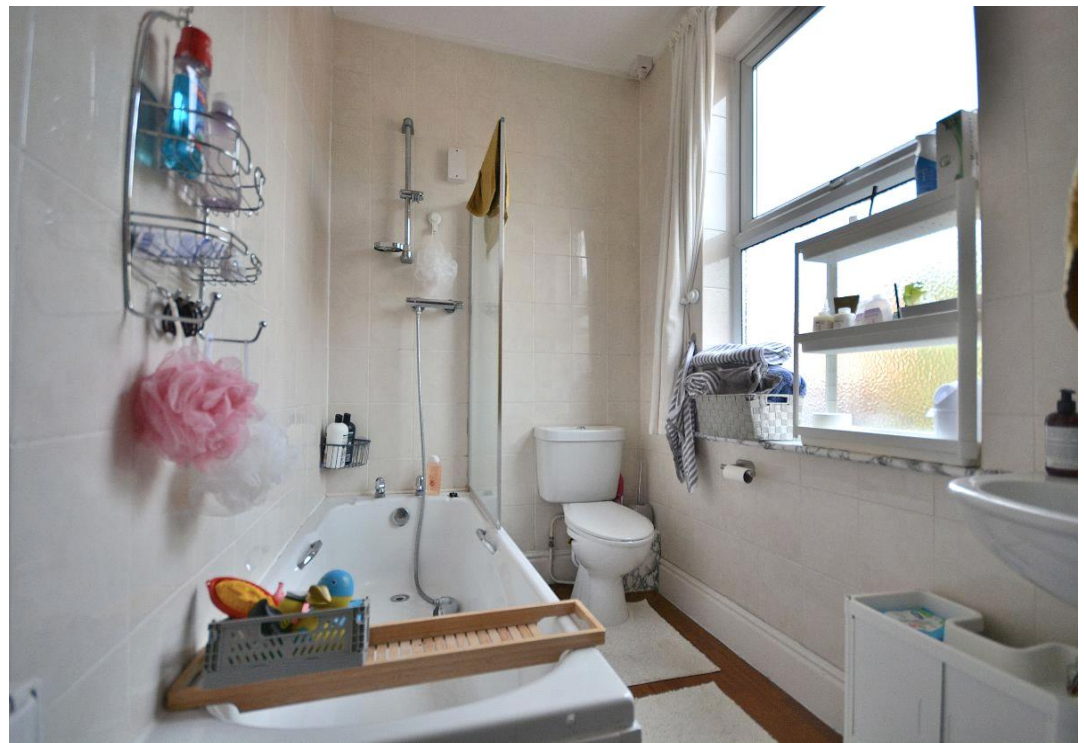
MORTGAGE ADVICE

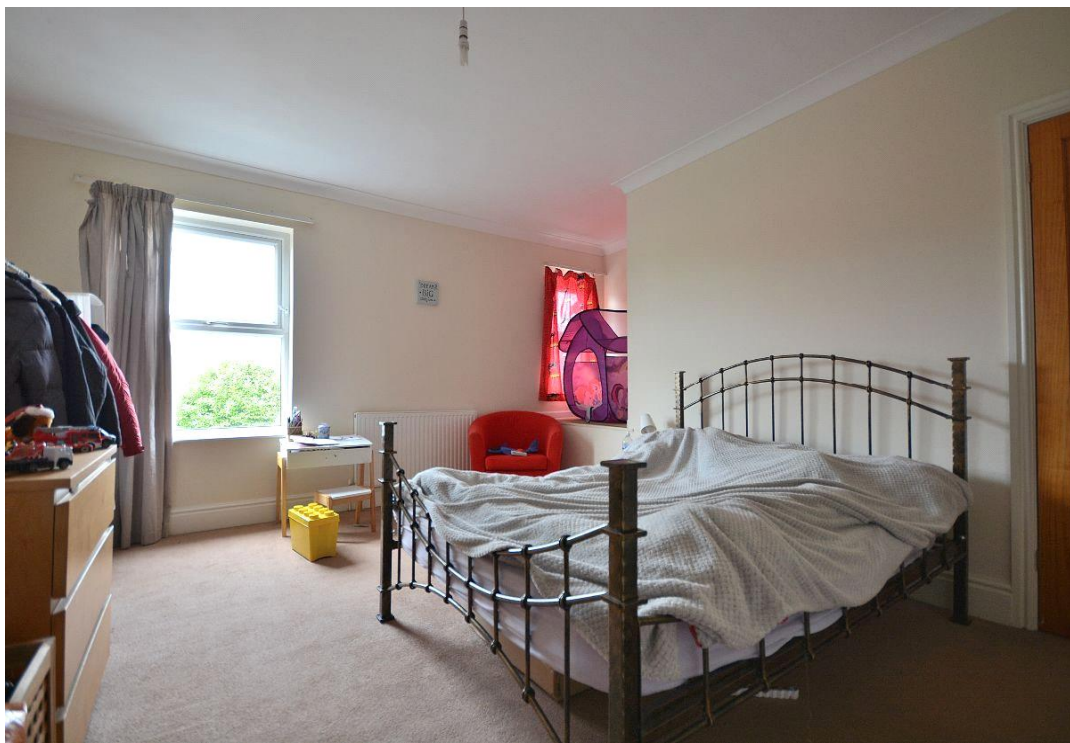
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

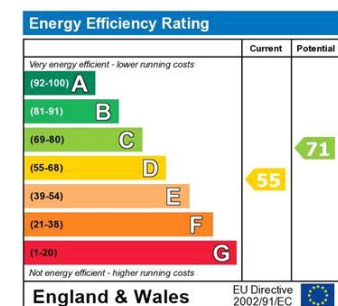
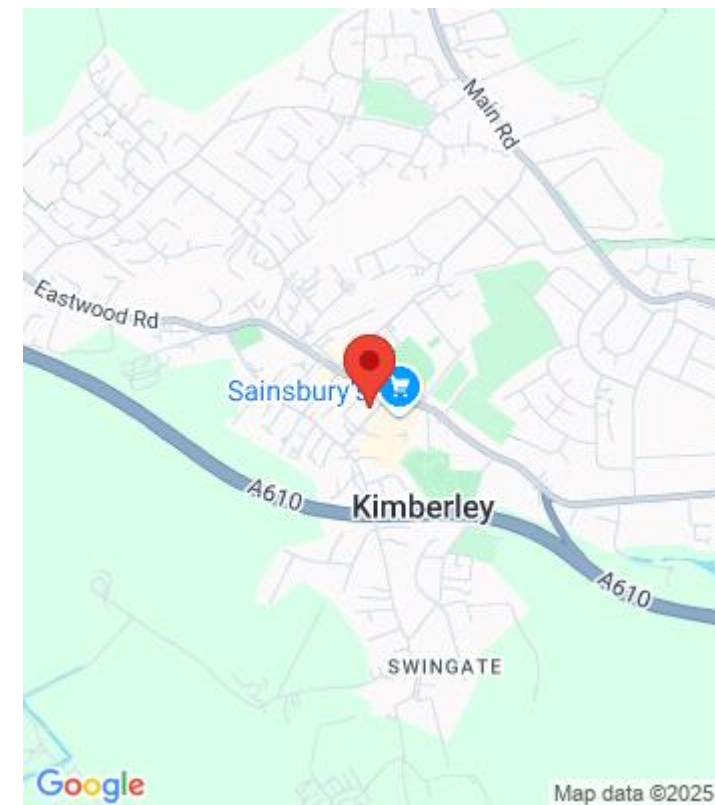
FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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