

FOR SALE



Hardy Street, Kimberley
£184,950


MARTIN&CO



Hardy Street, Kimberley

3 Bedrooms, 2 Bathroom

£184,950

- Immaculately Presented Three Bedroom Town House
- Spacious Kitchen/Diner
- Master Bedroom With En-Suite
- Low Maintenance Rear Garden

An immaculately presented three bedroom town house situated in this popular location. Offering a high quality finish through the property briefly comprises of an entrance hall, lounge, spacious kitchen/diner, cloakroom, master bedroom with en-suite and two further bedrooms. Externally the property offers a low maintenance enclosed rear garden with patio area and two parking spaces to the rear.

ENTRANCE HALL Accessed via an external door with fitted carpet, wall mounted radiator, ceiling light and stairs rising to the first floor.

LOUNGE 14' 6" x 11' 5" (4.42m x 3.48m) With a window to the front elevation, fitted carpet, wall mounted radiator, TV aerial and phone points and two ceiling lights.

KITCHEN/DINER 14' 6" x 13' 6" (4.42m x 4.11m) With a range of fitted wall and base units with downlighters, a rolled edge worktop over and upstand incorporating a 1 1/4 stainless steel sink and drainer, integrated electric oven, hob and extractor over, fridge, freezer, microwave, dishwasher, washing machine plumbing, ceramic tiled flooring, wall mounted radiator, fitted ceiling spotlights and ceiling light, French Doors to the rear garden and under stairs storage cupboard.



CLOAKROOM With a low flush w.c, pedestal wash hand basin, ceramic tiled flooring, wall mounted radiator and fitted ceiling spotlights.

LANDING With a fitted carpet, wall mounted radiator, ceiling light and loft hatch.

MASTER BEDROOM 14' 7" x 10' 5" (4.44m x 3.18m) With a window to the rear aspect, fitted carpet, wall mounted radiator, TV aerial, two ceiling lights and an en-suite shower room.

EN-SUITE With a shower enclosure with a mains fitted shower, low flush w.c, pedestal wash hand basin, heated towel rail, ceramic floor tiling and fitted ceiling spotlights.

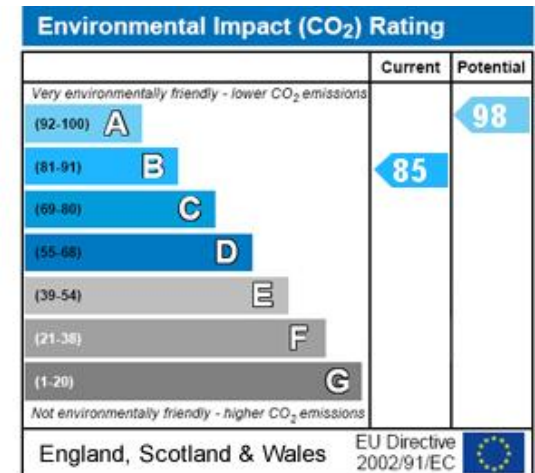
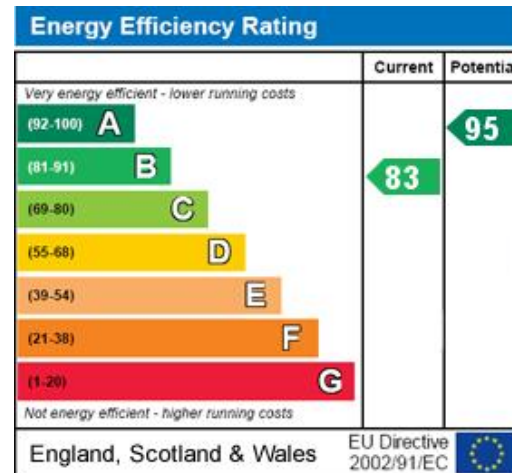
BEDROOM TWO 10' 2" x 7' 9" (3.1m x 2.36m) With a window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

BEDROOM THREE 6' 11" x 6' 6" (2.11m x 1.98m) With a window to the front aspect, fitted carpet, wall mounted radiator, over stairs storage and ceiling light.

BATHROOM With a fitted suite with a chrome mixer tap and shower over, low flush w.c, half wash hand basin, ceramic floor and part wall tiling, heated towel rail and fitted ceiling spotlights.

EXTERNAL The property offers an enclosed rear garden with patio and lawn area and fenced boundary. To the front the property sits on an elevated position set back from the road and is accessed via a pedestrian walkway. Additionally there are two parking spaces to the rear.







Martin & Co Hucknall

36a High Street • Hucknall • NG15 7HG
T: 0115 871 5461 • E: nottingham@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision