



Victoria Street  
Kimberley, Nottingham NG16 2NH

**£199,950 Freehold**

A 1870'S TWO/THREE BEDROOM MID  
TERRACED HOUSE SITUATED WITHIN  
WALKING DISTANCE OF KIMBERLEY  
TOWN CENTRE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND WELL LOOKED AFTER 1870'S TWO/THREE BEDROOM MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF KIMBERLEY TOWN CENTRE. THE PROPERTY HAS A DETACHED HOME OFFICE IN THE REAR GARDEN ALREADY BENEFITTING FROM POWER, LIGHTING, HOT AND COLD WATER SUPPLY.

The accommodation is arranged over two floors, the ground floor comprising entrance lobby, open plan lounge diner, leading through to a galley-style kitchen with bathroom beyond. The first floor landing then provides access to two double bedrooms and a nursery/office with first floor VVC facilities.

Externally, there is access to a useful utility room, as well as two brick garden stores with power and the adjacent detached home office situated at the foot of the plot, making an ideal business opportunity, subject to the relevant Local Authority permissions and approvals, already having power, lighting, hot and cold water supply.

Believed to be in a location of a historic World War II bunker, the property also offers many original features, whilst also having been sympathetically upgraded over more recent years, including gas fired central heating from a combination boiler, upgraded consumer box, plastering, decorating and carpeting in various rooms throughout the property.

The property offers easy access to Kimberley town centre and all its shops, services and amenities. There is also easy access to Kimberley Leisure Centre, schooling for all ages, as well as transport links to and from the surrounding area, including Junctions 26 of the M11 motorway, A610 and tram services.

We believe the property will make an ideal first time buy, as well as a starter family home, or those looking for a property with the potential of having a business premises onsite.

The property is being sold with NO UPWARD CHAIN. We highly recommended an internal viewing.



### ENTRANCE LOBBY

uPVC panel and stained glass front entrance door with double glazed windows adjacent to the door and to both sides, further panel and glazed door then leads through to the lounge diner.

### THROUGH LOUNGE DINER

24'11" x 14'9" (7.61 x 4.51)

Dual aspect double glazed windows to both the front and rear, two radiators, fitted cabinet incorporating gas and electricity meters with shelving above, staircase rising to the first floor, wall light point, central chimney breast incorporating a decorative fireplace with tiled hearth, further panel and glazed door leads to the kitchen.

### GALLEY-STYLE KITCHEN

20'2" x 6'0" (6.17 x 1.84)

Comprising a matching range of fitted base storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with tiled splashbacks and mixer tap, space for gas cooker, further space for full height fridge/freezer, two double glazed windows to the side, tiled floor, Victorian-style vertical radiator, uPVC panel and double glazed door to outside with double glazed windows to either side of the door. A further door leads onto the ground floor bathroom.

### GROUND FLOOR SHOWER ROOM

10'10" x 5'8" (3.31 x 1.74)

Three piece suite comprising a tiled-in bath with dual attachment mains shower over, wash hand basin set within a range of storage drawers beneath, low flush WC. Two double glazed windows to the side (with fitted roller blinds), decorative tiling to the walls, extractor fan, ladder towel radiator, spotlights, additional wall light point.

### FIRST FLOOR LANDING

Radiator with display cover. Doors to both bedrooms and nursery/office room. Loft access point to an insulated loft space.

### BEDROOM ONE

12'7" x 11'11" (3.84 x 3.65)

Two double glazed window to the front, radiator, part panelling to one wall, fitted double wardrobe sitting over the top of the staircase with matching overhead storage cupboards.

### BEDROOM TWO

12'2" x 10'11" (3.72 x 3.33)

uPVC double glazed window to the rear looking down onto the garden space, radiator, fitted closet with shelving and hanging space.

### NURSERY/OFFICE ROOM

8'0" x 9'11" (2.46 x 3.04)

Double glazed window to the rear (with fitted roller blind), radiator, decorative coving, fitted full height wardrobe with attached shelving and drawer space. Door to WC.

### SEPARATE WC

5'10" x 2'10" (1.79 x 0.87)

Two piece suite comprising low flush WC and wash hand basin with hot and cold mixer tap, tiled splashback. Double glazed window to the rear.

### DETACHED HOME OFFICE

15'5" x 15'3" (4.71 x 4.65)

### OUTSIDE

To the front of the property there is a small enclosed garden designed for straightforward maintenance, offering access to the front entrance lobby with pedestrian entrance gate and dwarf brick boundary wall to the boundary lines. Pedestrian access leads down the right hand side of the property via its own private gate into the rear garden. The rear garden is split into various sections which come to life at different times throughout the year. The garden initially offers a good size paved patio courtyard entertaining space with raised beds housing decorative slate chippings, planted bushes and shrubbery. An external tap and lighting points, and a uPVC door providing access into the garden utility room. The garden continues further via a gravel pathway with shaped borders within housing a variety of plants and bushes. A pedestrian pathway also provides access to the foot of the plot beyond a shaped lawn and raised rockery pond as we head towards the foot of the garden. Towards the foot of the garden there are two brick garden stores to the left hand side, both with the benefit of power. Beyond which, there is an additional paved patio seating area and another section of lawn. On the right hand side at the top of the garden there are further raised beds with decorative slate chippings and an additional flowerbed. Situated to the top right corner of the plot is the detached home office currently used as a bakery.

### DETACHED HOME OFFICE/BAKERY

15'5" x 15'3" (4.71 x 4.65)

An ideal opportunity for a home business, subject to the relevant permission and approvals from the Local Authority. Having the benefit of its own power, lighting, hot and cold water supply. There is a vast array of fitted base storage cupboards and drawers with ample worktop space and multiple power outlets. uPVC entrance door to the front, as well as double glazed windows to the front and side, the front with fitted roller blind.

### EXTERNAL GARDEN UTILITY ROOM

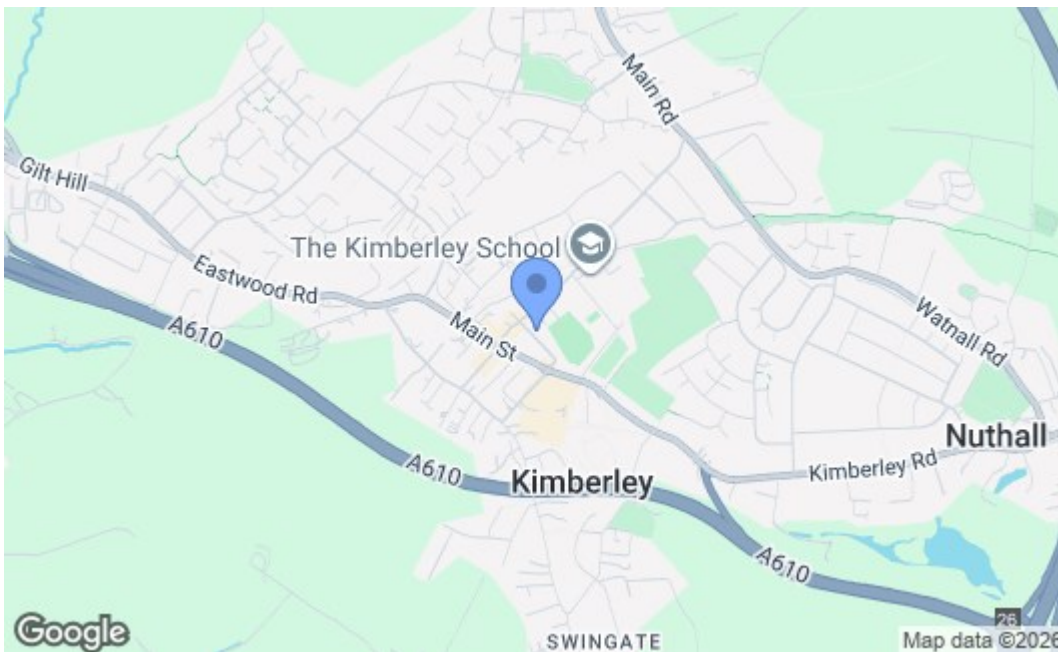
7'6" x 5'4" (2.29 x 1.64)

Power, lighting and shelving, also offering plumbing space for the washing machine.

### DIRECTIONS

From Kimberly town centre, proceed to the leisure centre and take a right hand turn onto Victoria Street. The property can then be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.