



22 Clement Mews

Kimberworth

- Three Bedroom Terraced House
- Perfect purchase for INVESTORS or FIRST TIME BUYERS!
- Lounge & Separate Dining Room
- Modern Fitted Kitchen & Downstairs Family Bathroom
- Master Bedroom & Two Single Bedrooms
- FREEHOLD | EPC: D
- Virtual Tour Available!



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Guide Price: £120,000 to £130,000. This well presented THREE Bedroom mid terraced home offers plenty of space, making it a great purchase for families, investors, or first-time buyers. Inside, there's a bright entrance hall, a spacious Lounge, a separate Dining room, and a modern grey Kitchen with good storage. A handy downstairs Bathroom with corner shower adds extra convenience.

Upstairs, you'll find a large master Bedroom and two good sized single Bedrooms, ideal for children, guests, or a home office. The décor is neutral throughout, so it's ready to move straight into.

Outside, there's a private rear garden with a lawn and patio area, perfect for relaxing or entertaining. On street parking is available at the front.

Located in a popular area close to local amenities, schools and transport links, this is a comfortable and practical home that's well worth a look.

Disclaimer: Please note a neighbouring property is currently undergoing refurbishment works, which has caused minor damage to the flat roof. This will be fully repaired/replaced, and written confirmation will be provided.

Early viewings are strongly advised!***



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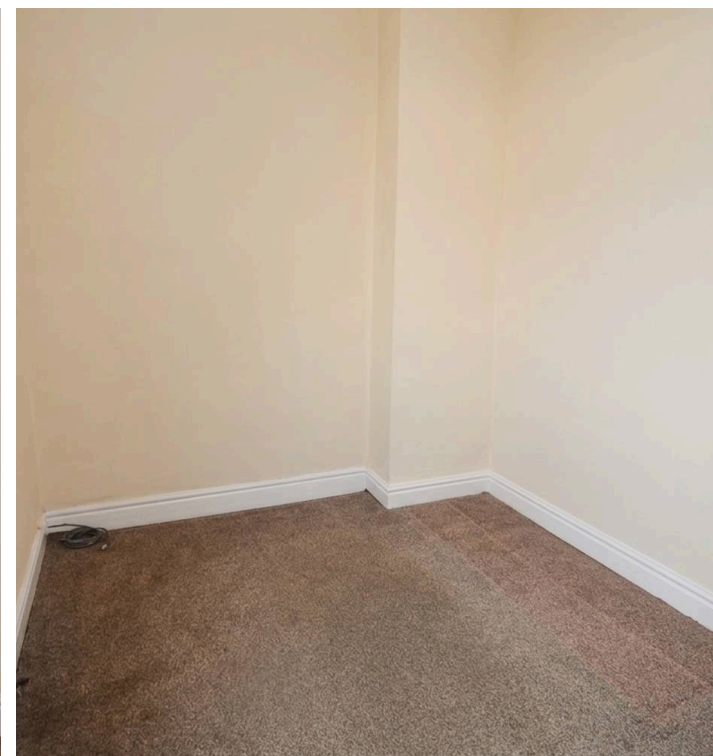
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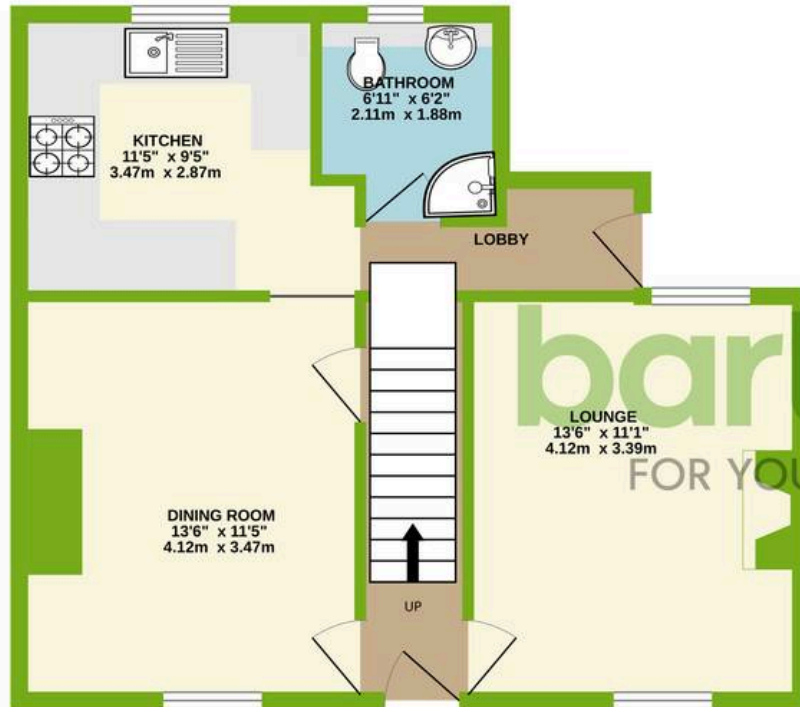




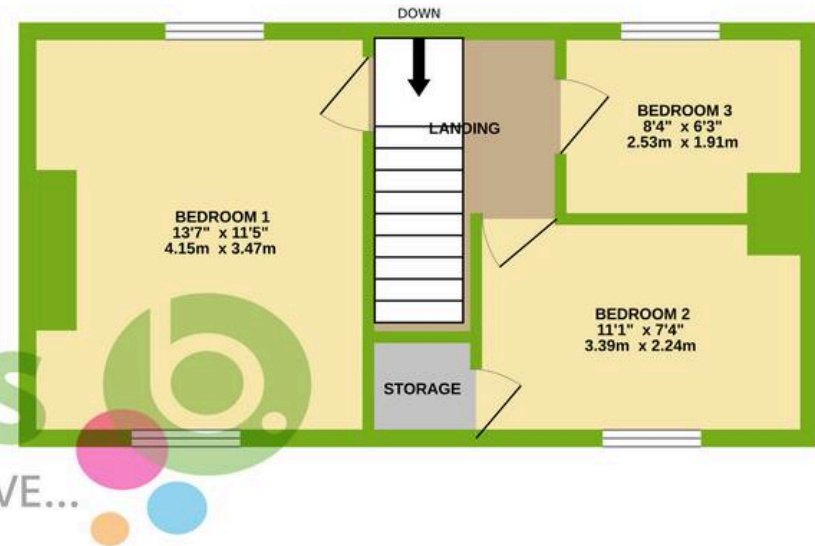
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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