

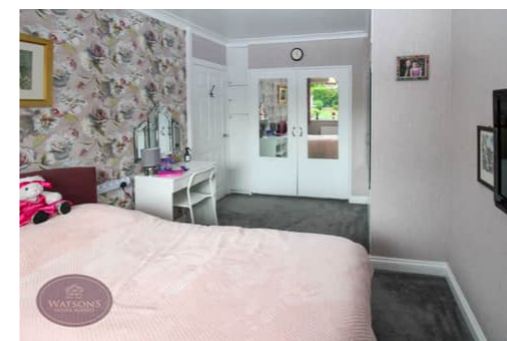
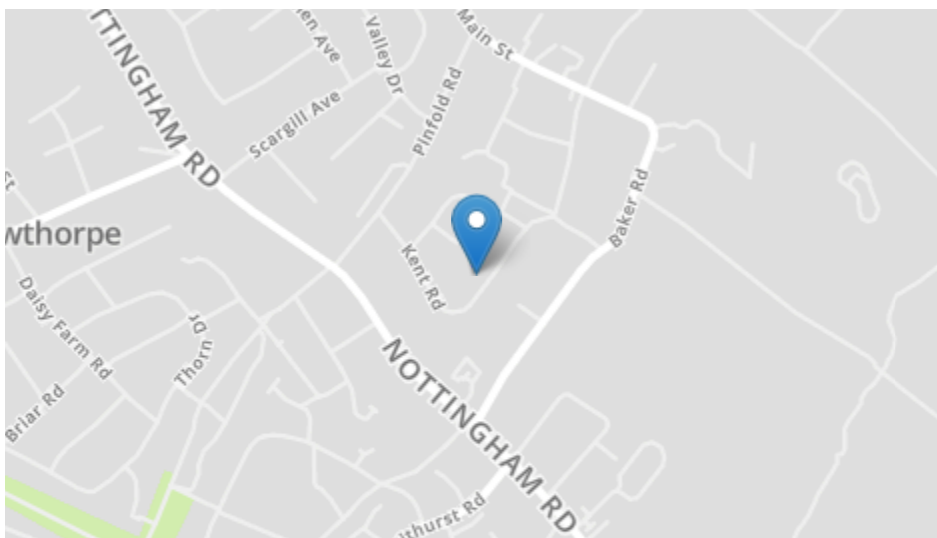
Kent Road, Giltbrook, NG16 2FW

£180,000



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- Semi Detached Bungalow
- 2 Bedrooms
- Driveway & Detached Garage
- Popular Residential Location
- Excellent Road & Public Transport Links
- Short Drive To Eastwood & Kimberley Town Centres
- Ease Of Access to M1
- No Upward Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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\*\*\* LIVE THE QUIET LIFE \*\*\* Away from the hustle and bustle, yet only a short distance from both Kimberley & Eastwood town centres, this well presented detached bungalow is offered for sale and ready to move in to! The accommodation comprises in brief; breakfast kitchen, lounge, inner hall, 2 bedrooms and a four piece bathroom. Outside, a driveway to the front provides off road parking and leads to a single detached garage. The front garden being low maintenance and the rear an enclosed garden with patio and lawn areas. The property also benefits with being available with no upward chain. Positioned in the popular residential location of Giltbrook. Close to Eastwood town centre and Giltbrook Retail Park with a wide range of local amenities including shops, schools, bus routes and major road links.

### Breakfast Kitchen

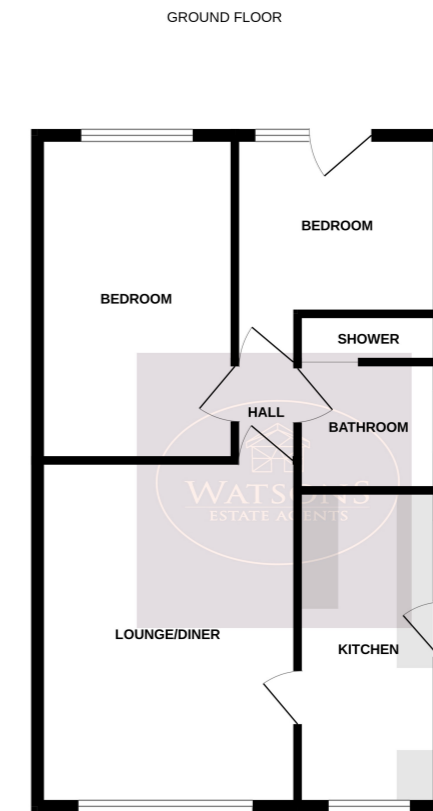
4.43m x 1.96m (14' 6" x 6' 5") A range of matching wall & base unit, work surfaces incorporating circular stainless steel sink. Integrated appliances to include: electric oven & has hob with extractor over and fridge freezer. Plumbing for washing machine. UPVC double glazed windows to the side & front, Worcester Bosch combination boiler, radiator and entrance door to the side. Door to lounge;

### Lounge

4.85m x 3.69m (15' 11" x 12' 1") UPVC double glazed window to the front, radiator, door to the kitchen and door to the inner hall.

### Inner Hall

Access to the attic (partly boarded) and doors to the lounge, both bedrooms and bathroom.



### Bedroom 1

4.04m x 2.8m (13' 3" x 9' 2") UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom 2

2.78m x 2.13m (3.15m max) (9' 1" x 7' 0") UPVC double glazed door leading to the rear garden, radiator.

### Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the side.

### Outside

To the front of the property are gravel beds. Running alongside the property is a tarmac driveway providing ample off road parking, with further secure parking behind wrought iron gates leading to the detached garage. The rear garden offers a good level of privacy and comprise a paved patio with steps up to a turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.