

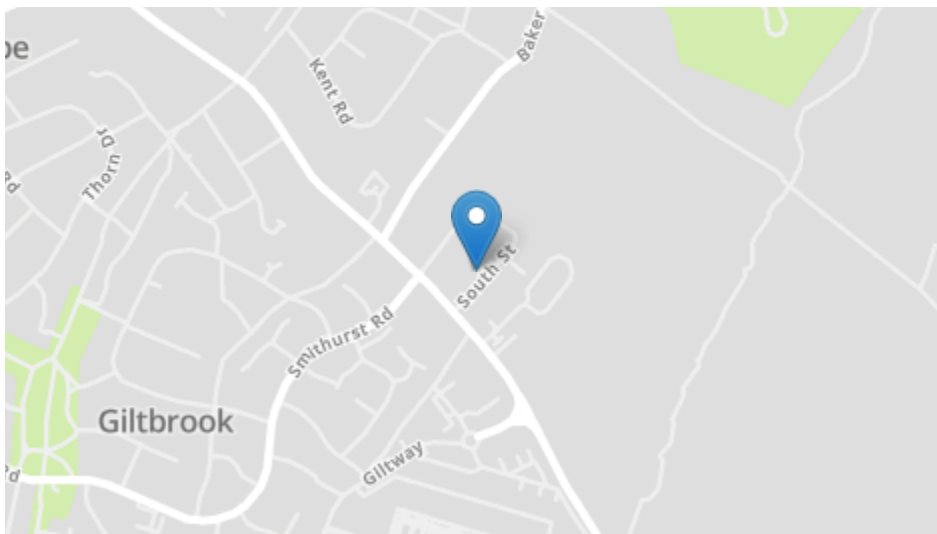
South Street, Giltbrook, NG16 2GJ

£180,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 28812653

- Mid Terraced House
- 2 Good Size Bedrooms and Attic Room
- 2 Reception Rooms
- Generous Rear Garden
- Well Presented Throughout
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home or Investment

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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** BEAUTIFUL SOUTH! *** This townhouse in Giltbrook set on a desirable street combines character and modern living. It has an inviting atmosphere and with 2 reception rooms, 2 DOUBLE bedrooms, as well as an attic room, there is plenty of space to relax, whilst the location ensures you're close to local amenities & transport links. The well presented accommodation comprises: lounge, dining room & kitchen to the ground floor, upstairs landing to the 2 bedrooms and a generous family bathroom with 4 piece suite. Stairs give access to the attic room which could be a home office or teenage hide-away. Outside, the rear garden is nice too, giving an appealing space to enjoy the Summer months and it enjoys it's own separate gated access to the side. This is a good amount of space for the price point and we recommend viewing in person, so call our team now to arrange an appointment.

Ground Floor

Lounge

3.84m x 3.36m (12' 7" x 11' 0") Entrance door to the front. UPVC double glazed window to the front, feature fire place, radiator, wood effect laminate flooring and door to the lobby.

Lobby

Stairs to the first floor, door to the cloakroom and door to the dining room.

Dining Room

3.83m x 3.65m (12' 7" x 12' 0") UPVC double glazed window to the rear, feature fire place with brick surround and inset multi fuel burner, wood effect laminate flooring, radiator and open to the kitchen.

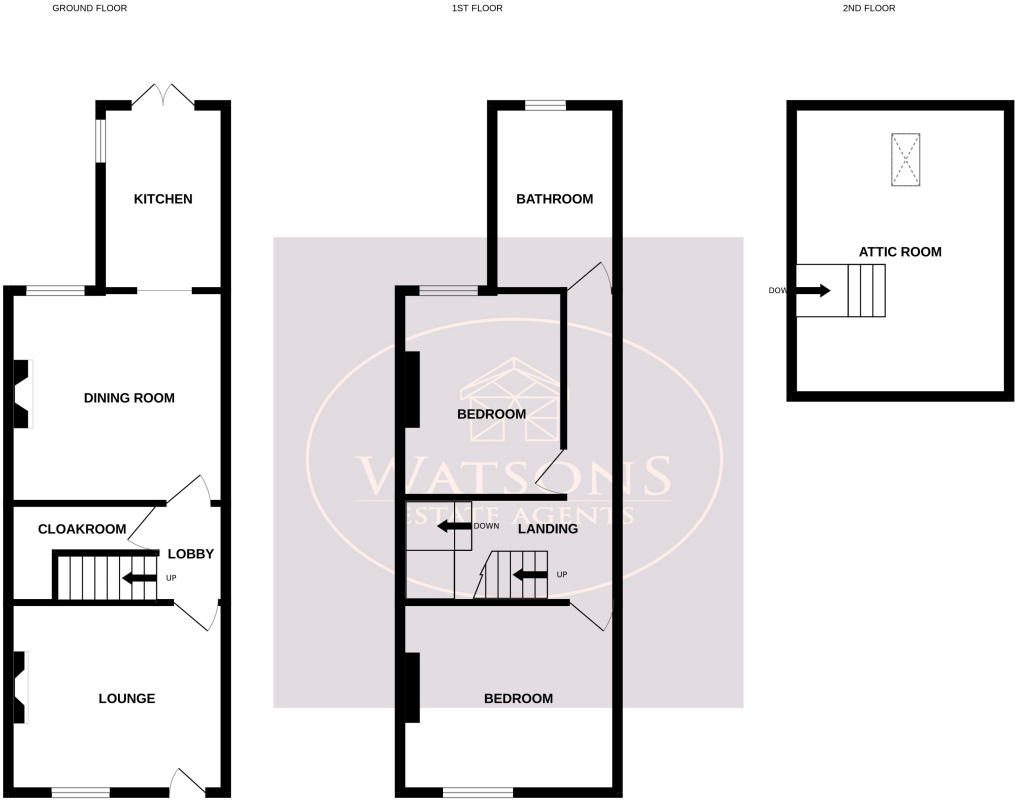
Kitchen

3.09m x 2.11m (10' 2" x 6' 11") A range of matching shaker style wall & base units with quartz work surfaces incorporating an inset stainless steel sink with worktop drainer grooves. Integrated appliances including waist height microwave, electric oven and hob with extractor over. Plumbing for washing machine, space for fridge freezer, radiator, wood effect laminate flooring and ceiling spotlights. UPVC double glazed window to the side and French doors to the rear garden.

First Floor

Landing

Doors to both bedrooms and shower room. Stairs to the second floor attic room.



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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Bedroom 1

3.81m x 3.38m (12' 6" x 11' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

3.71m x 2.87m (12' 2" x 9' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3.01m x 2.11m (9' 11" x 6' 11") White 4 piece suite comprising WC, wall mounted sink unit, corner bath and shower cubicle with mains fed shower. Heated towel rail, vinyl flooring and obscured uPVC double glazed window to the rear.

Second Floor

Attic Room

5m x 3.74m (16' 5" x 12' 3") Fitted Velux window to the rear.

Outside

The front of the property is palisaded by brick work. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn and a range of mature plants and trees. The garden is enclosed by timber fencing to the perimeter with gated access to the side giving access to the side alley.