

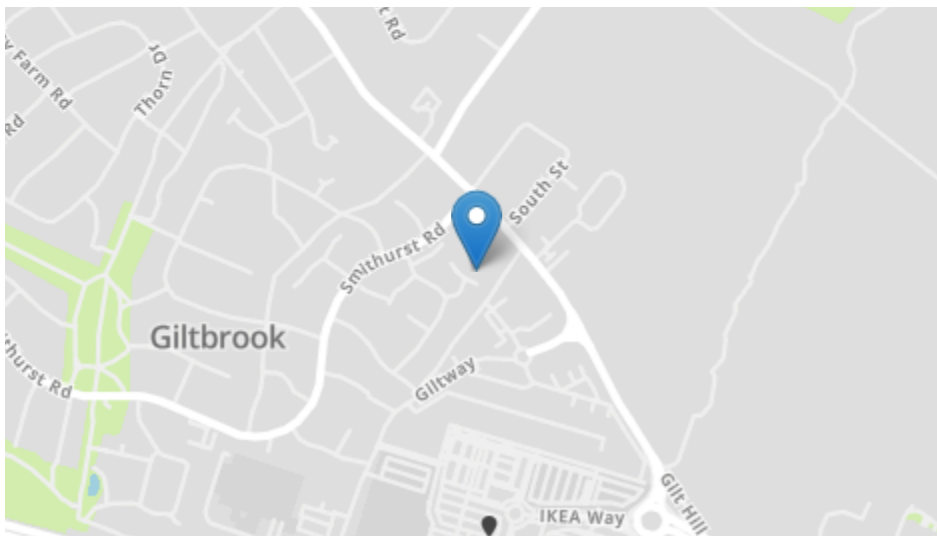
Wenlock Close, Giltbrook, NG16 2WF

£200,000



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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 - 28142617

- Semi Detached Family Home
- 2 Double Bedrooms
- Open Plan Lounge & Dining Area
- Off Road Parking
- Popular Location Close To Amenities
- Excellent Road & Public Transport Links
- Ease of Access To A610 & M1
- Ideal First Buy 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.



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***UNLOCK YOUR DREAMS AND STEP ONTO THE LADDER IN STYLE *** This well presented semi detached house is situated on a popular residential estate in Giltbrook and is tucked away at the head of a quiet cul-de-sac. A perfect first time buy. In brief, the accommodation comprises; entrance hall, kitchen fitted with modern high gloss units and a lounge diner overlooking the rear garden. On the first floor the landing leads to 2 double bedrooms and the bathroom which is fitted with a contemporary white suite. Outside, the low maintenance rear garden has a patio area and artificial lawn enclosed by timber fencing, whilst to the front of the property a driveway provides ample off road parking. The property sits amongst similar modern properties in a residential area popular with young professionals and families. Wenlock Close is within easy access to a number of recreational areas and play parks and for buyers that need to commute, the A610 is just a short drive away. Both Kimberley & Eastwood Town Centres along with Giltbrook Retail Park are within a 2 mile radius and offer a wide range of cafes, bars, shops, public services & amenities. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door, radiator, stairs to the first floor, wood effect laminate flooring, under stairs storage cupboard and doors to the kitchen and lounge diner.

Lounge

4.98m x 3.59m (16' 4" x 11' 9") 2 radiators, 2 uPVC double glazed window to the rear and French doors to the rear garden.

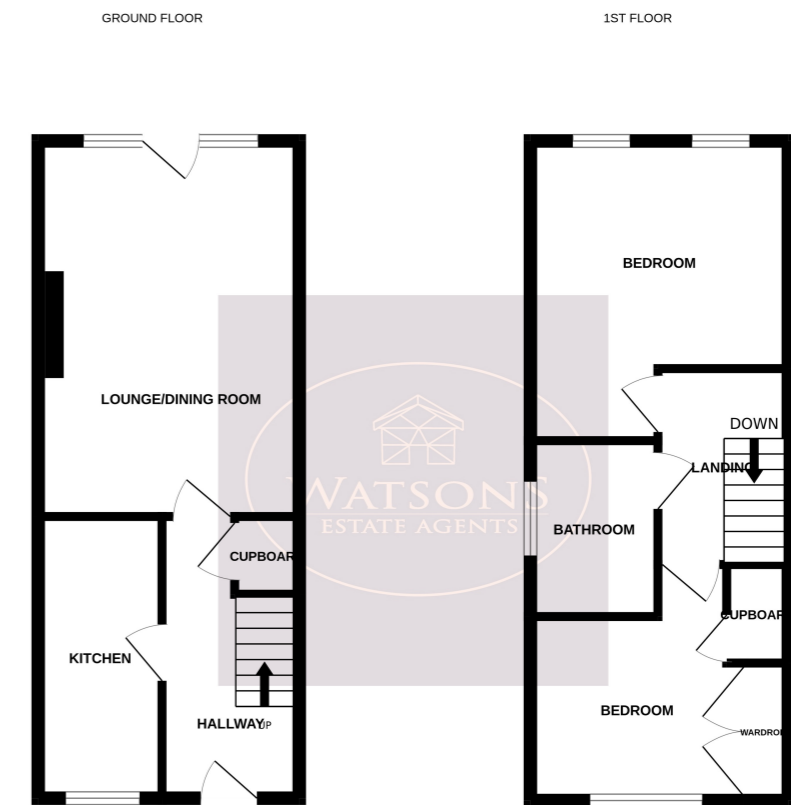
Kitchen

3.73m x 1.74m (12' 3" x 5' 9") A range of matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: waist height electric oven and electric hob with extractor over, fridge freezer, washer drier and dishwasher. Plumbing for washing machine, radiator, wall mounted boiler and uPVC double glazed window to the front.

First Floor

Landing

Doors to both bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the description 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 for 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

3.56m (1.71m min) x 2.87m (3.75m max) (11' 8" x 9' 5") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 2

2.89m (2.62m min) x 2.31m (3.41m max) (9' 6" x 7' 7") UPVC double glazed window to the front, radiator, fitted wardrobes and over stairs storage cupboard.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with dual rainfall effect shower over. Chrome heated towel rail and obscured UPVC double glazed window to the rear.

Outside

To the front of the property there is an artificial lawn enclosed by picket fencing. A tarmac driveway to the side of the property provides ample off road parking. The low maintenance rear garden comprises of a paved patio area, artificial lawn and timber shed with power. The garden enjoys a good level of privacy and is enclosed by timber fencing with gated access to the side.