

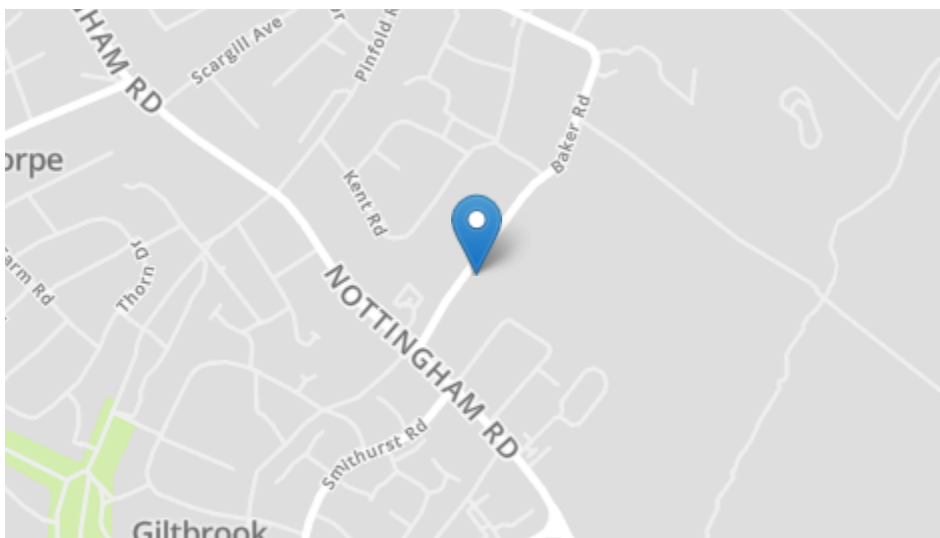
Baker Road, Giltbrook, NG16 2GA

Offers Over £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace Family Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Newly Fitted Bathroom & Kitchen
- South Facing Private Rear Garden
- Open Views
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

Our Seller says....

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 - 27023291

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



\*\*\* THE ULTIMATE FIRST HOME \*\*\* If you're searching for your first home then feast your eyes on this two DOUBLE bedroom mid terrace house presented to the highest of standards! Accommodation to the ground floor in brief comprises; lounge and dining room with open access to a modern re-fitted kitchen. To the first floor there are two bedrooms and modern re-fitted bathroom. To the rear, a good size & well maintained garden provides the perfect space to entertain friends and family. Baker Road is conveniently located within half a mile of a wide range of amenities including convenience stores, cafes and public services. More shopping facilities can be found at Giltbrook Retail Park and Eastwood Town Centre both just a short drive away. Public transport links are excellent with bus stops just a few minutes walk away and including routes to Nottingham City Centre amongst other destinations. Key roads include the A610, which leads to Junction 26 of the M1. This SHOW HOME STANDARD home is a must view - call our team today to arrange your viewing!

## Ground Floor

### Lounge

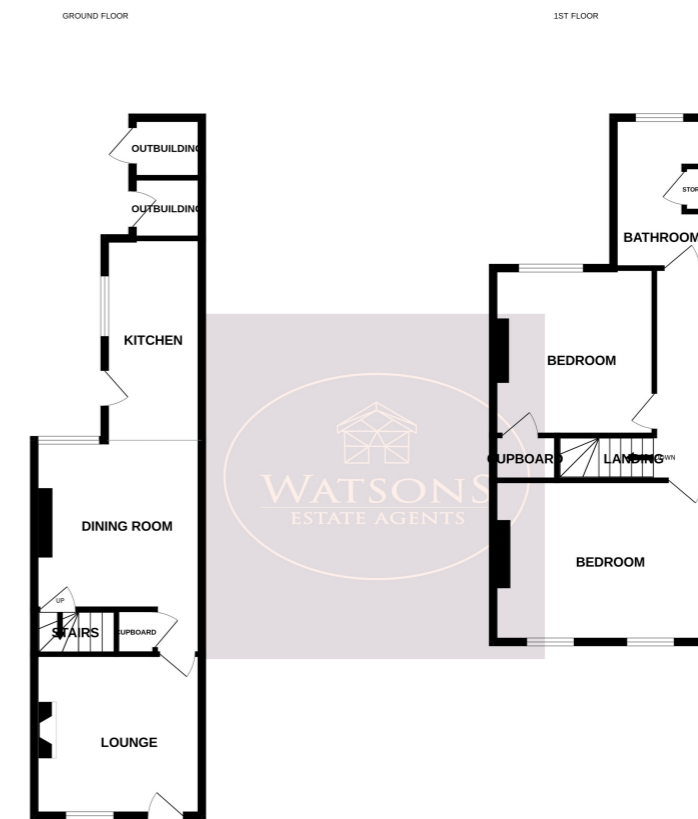
3.94m x 3.52m (12' 11" x 11' 7") Composite entrance door to the front, uPVC double glazed window to the front, Inglenook fireplace with inset multi fuel burner. Door to the dining room.

### Dining Room

3.93m x 3.65m (12' 11" x 12' 0") UPVC double glazed window to the rear, radiator, under stairs storage, open to the kitchen and door to the stairs.

### Kitchen

3.37m x 2.18m (11' 1" x 7' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over. Plumbing for washing machine, integrated combination boiler. Ceiling spotlights, wood effect laminate flooring, uPVC double glazed window to the side and door to the side.



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.  
Made with Metreplan 12023

## First Floor

### Landing

Radiator and doors to both bedrooms and bathroom.

### Bedroom 1

3.97m x 3.47m (13' 0" x 11' 5") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.67m x 3.05m (12' 0" x 10' 0") UPVC double glazed window to the rear, radiator and built in wardrobe/storage cupboard with access to the attic.

### Bathroom

3 piece suite comprising WC, pedestal sink unit and bath. Traditional radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

The front of the property is palisaded by brick wall. The South facing rear garden offers a good level of privacy with open views and comprises 2 paved patios, turfed lawn, flower bed borders with a range of plants & shrubs. Other features included 2 brick built outhouses with WC. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.