

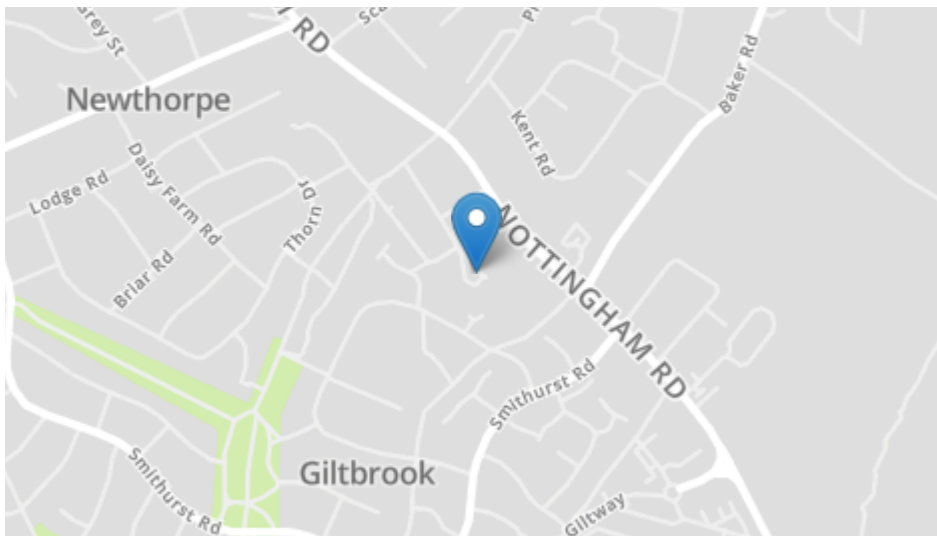
Orchil Street, Giltbrook, NG16 2WS

Offers Over £180,000



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want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
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Ref - 27181079

- Mid Terrace Family Home
- 2 Bedrooms
- Downstairs WC
- Conservatory
- Off Road Parking
- Private Rear Garden
- 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.



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\*\*\* CALLING ALL FIRST TIMERS & DOWN SIZERS \*\*\* Having been in the same owners hands since new, this delightful town house is a perfect example of a how maintain a home to an impeccable standard. The accommodation comprises in brief; entrance hall, WC, kitchen fitted with high gloss units, lounge and a conservatory which is currently used as a dining room. On the first floor you'll find two double bedrooms and a family bathroom fitted with a white 3 piece suite. Outside, the low maintenance garden has a paved patio area, raised flower/vegetable bed and an artificial lawn. The garden is enclosed by timber fencing with gated access to the rear. To the front of the property, a driveway provides off road parking. Orchil Street is located just a few minutes drive from the shops and amenities of Giltbrook Retail Park and both Kimberley & Eastwood Town Centres, as well as having easy access to key road & transport links including the Trent Barton Rainbow 1, A610 & M1 motorway. For more information or to secure a viewing appointment, call our team.

## Ground Floor

### Entrance Hall

Wooden entrance door and stairs to the first floor. Doors to the WC and kitchen.

### WC

WC, wall mounted sink, radiator and extractor fan.

### Kitchen

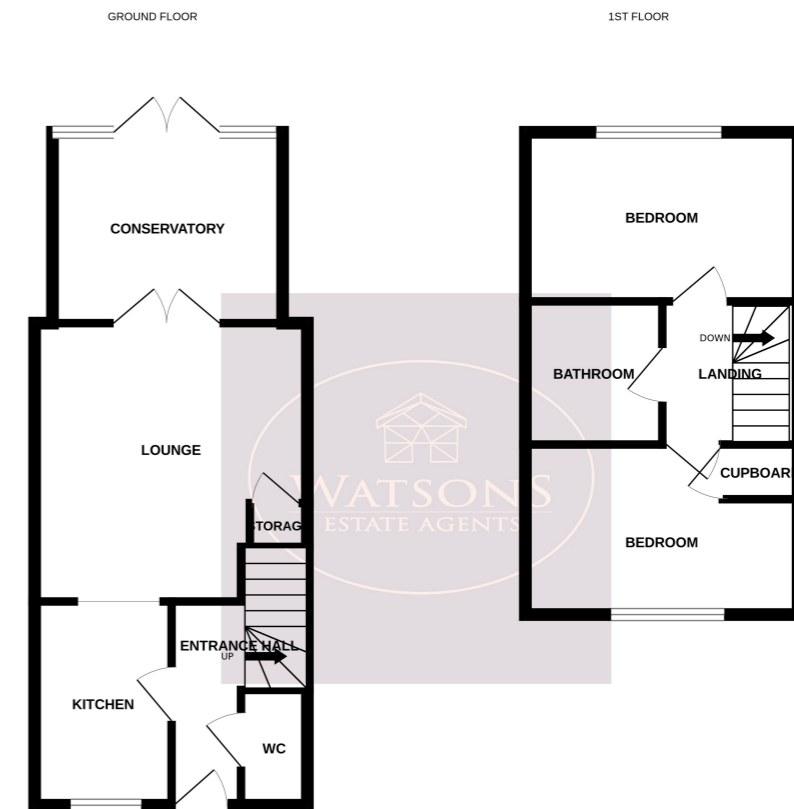
2.89m x 1.94m (9' 6" x 6' 4") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, cupboard housing the combination boiler, uPVC double glazed window to the front and open to the lounge diner.

### Lounge Diner

3.98m x 3.83m (13' 1" x 12' 7") Under stairs storage, radiator and French doors to the conservatory.

### Conservatory

3.25m x 2.7m (10' 8" x 8' 10") Brick & uPVC double glazed construction, carpeted flooring and French doors to the rear garden.



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 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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## First Floor

### Landing

Access to the attic (with drop down ladder and partly boarded), radiator and doors to both bedrooms and bathroom.

### Bedroom 1

3.98m x 2.59m (2.46m min) (13' 1" x 8' 6") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.97m x 2.1m (13' 0" x 6' 11") UPVC double glazed window to the front, built in wardrobe/storage cupboard and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator and extractor fan.

### Outside

To the front of the property is a tarmac driveway with parking for 1 car. The low maintenance rear garden with artificial lawn and is enclosed by timber fencing with gated access to the rear.