

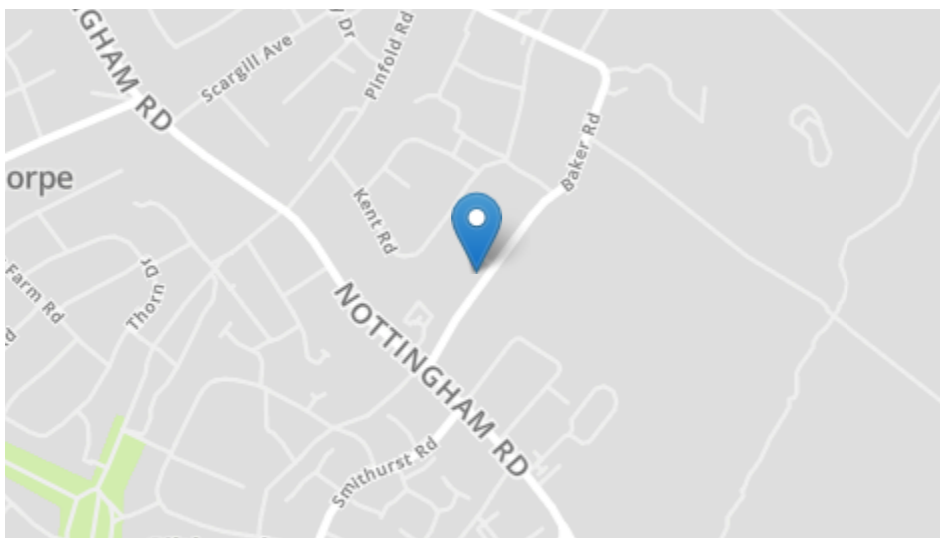
Baker Road, Giltbrook, NG16 2FZ

Guide Price £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking
- Generous Rear Garden
- 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 - 26245128

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



*** GUIDE PRICE £180,000 - £190,000 *** CHECK OUT THAT GARDEN! *** Located within a short drive of both Kimberley & Eastwood Town Centres and Giltbrook Retail Park, this Victorian style semi detached features a generous rear garden, seldom found in properties of this type. The ground floor accommodation comprises in brief; lounge & dining room - both with feature fireplaces, kitchen, rear lobby and a WC. On the first floor, the landing leads to three good size bedrooms and a bathroom which is fitted with white 3 piece suite. Outside, a block paved driveway to the side provides off road parking. The rear garden is a key selling feature and we urge applicants to view in person to appreciate the full extent of the space on offer. The garden is beautifully maintained by our sellers and comprises of a paved patio area and lawned sections with well established plants, trees & shrubs. The garden is enclosed by hedging and timber fencing to the perimeter. For more information or to book a viewing appointment, call our team.

Ground Floor

Dining Room

3.65m x 3.34m (12' 0" x 10' 11") Wooden front door with double glazed stained glass and window to the front, radiator, feature fire place and door to the lounge.

Lounge

4.06m x 3.66m (13' 4" x 12' 0") UPVC double glazed windows to the rear & side, feature fireplace, radiator and door to the kitchen.

Kitchen

3.46m x 2.43m (11' 4" x 8' 0") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for cooker and plumbing for washing machine. Radiator, uPVC double glazed window to the side and door to the rear lobby.

Rear Lobby

Door to the WC and uPVC double glazed door to the rear garden.

WC

WC, wall mounted sink and obscured uPVC double glazed window 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 misstatement. 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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First Floor

Landing

UPVC double glazed window to the side, radiator and doors to all bedrooms and bathroom.

Bedroom 1

3.64m x 3.33m (11' 11" x 10' 11") UPVC double glazed window to the front, feature cast iron fire place and radiator.

Bedroom 2

4.95m x 2.43m (16' 3" x 8' 0") 2 uPVC double glazed windows to the side and radiator.

Bedroom 3

2.72m x 2.41m (8' 11" x 7' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property flower bed borders are palisaded by brick wall. The rear garden offers a good level of privacy and comprises a paved patio area and lawned sections with mature flower, plants, shrubs & trees. The garden is enclosed by hedging and timber fencing to the perimeter.