

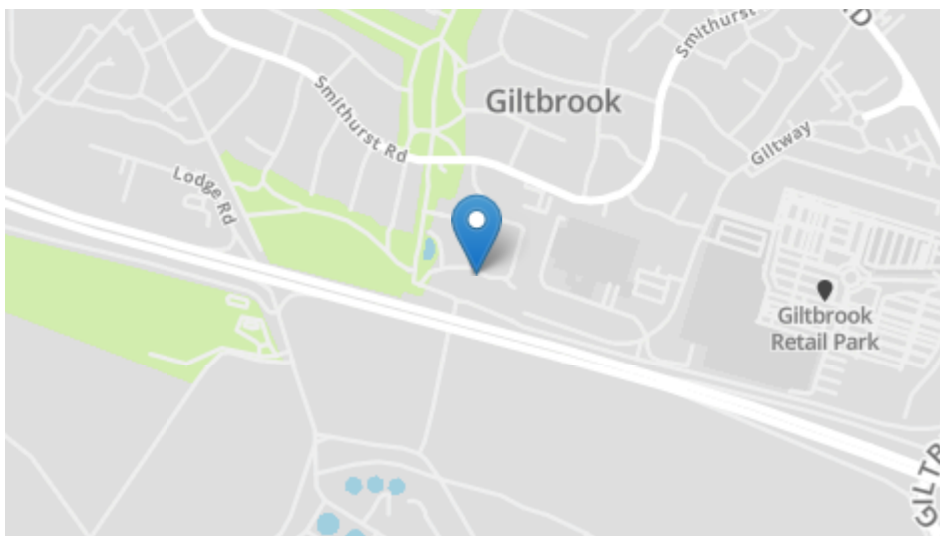
Davenport Drive, Giltbrook, NG16 2WU

£200,000

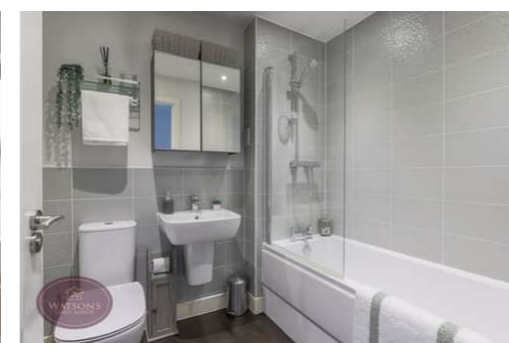


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern End Terrace House
- 2 Double Bedrooms
- Downstairs WC
- 2 Allocated Parking Spaces
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- 5 Years NHBC Warranty

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 - 27663171

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



*** AS GOOD AS NEW *** Situated on a well regarded modern development, this end terrace house is beautifully presented and has the peace of mind of 5 years remaining on the NHBC builders warranty. Perfect for 1st or 2nd time buyers, or those down-sizing. The property in brief comprises to the ground floor: entrance hall, w/c, fitted kitchen and open plan lounge/ dining room with French doors to the rear leading out to the south facing garden which enjoys a high level of privacy. Upstairs, the landing leads to 2 DOUBLE bedrooms and family bathroom. There are 2 allocated parking spaces to the front and this location gives easy access to the A610 & M1 motorway. This popular location lies between the nearby towns of Kimberley & Eastwood and families will particularly appreciate the favoured school catchments. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, open to the kitchen, door to the WC, door to the storage cupboard and door to the lounge.

Kitchen

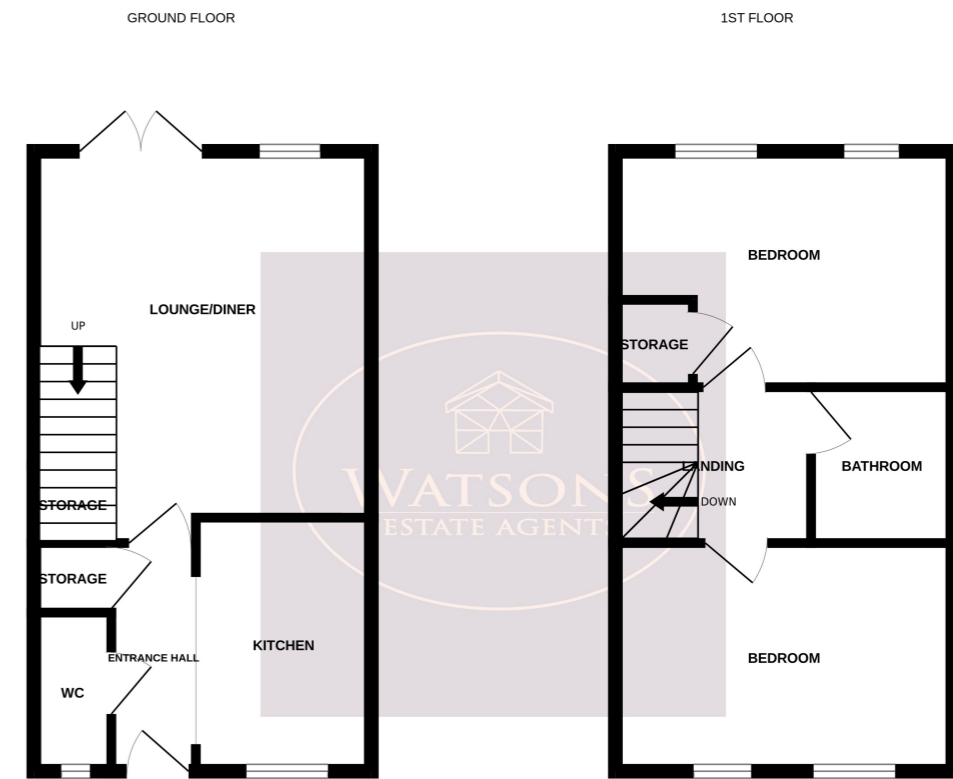
3.11m x 2.91m (3.11m max) (10' 2" x 9' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over, fridge freezer, washing machine & dishwasher. Wood effect laminate flooring and ceiling spotlights. UPVC double glazed window to the front.

WC

WC, pedestal sink unit, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front. Wood effect laminate flooring.

Lounge

4.59m x 4.14m (15' 1" x 13' 7") UPVC double glazed window to the rear, 2 radiators, stairs to the first floor 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 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 Metropix 12/2024

First Floor

Landing

Access to the attic, radiator and doors to both bedrooms and bathroom.

Bedroom 1

4.18m x 3.14m (13' 9" x 10' 4") 2 uPVC double glazed windows to the rear, built in storage cupboard housing the combination boiler, radiator.

Bedroom 2

4.12m x 2.64m (13' 6" x 8' 8") 2 uPVC double glazed windows to the front, radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath. Chrome heated towel rail, extractor fan, ceiling spotlights.

Outside

To the front of the property is a tarmac driveway provides off road parking with one further allocated parking space. The low maintenance rear garden offers a good level of privacy with turfed lawn, flower bed borders with the range of plants & shrubs and is enclosed by timber fencing with gated access to the side.