

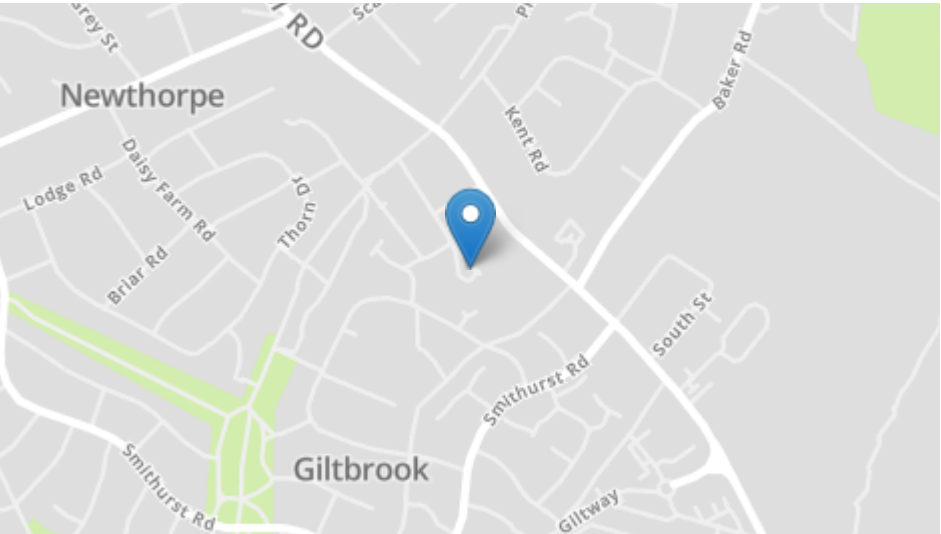
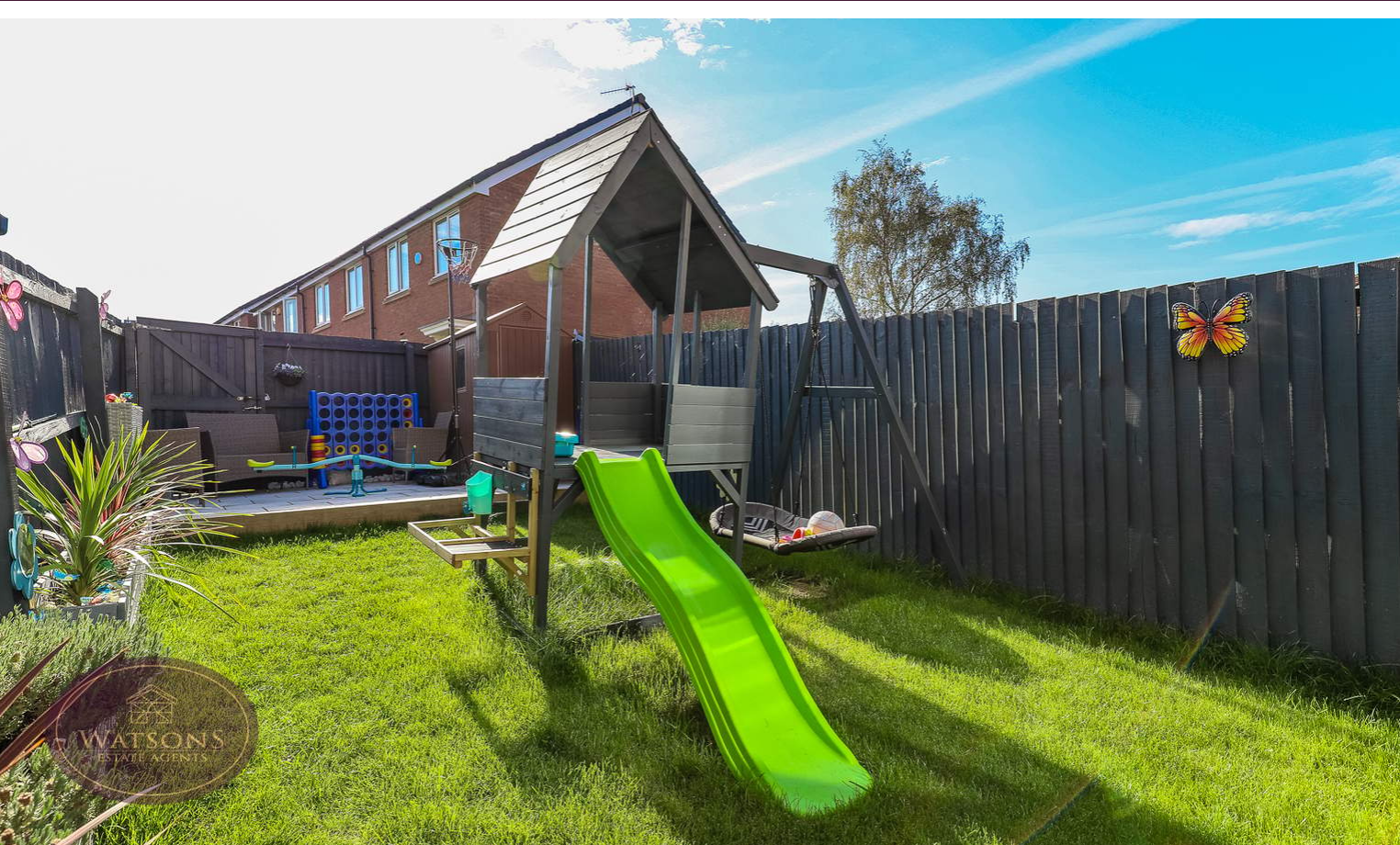
Orchil Street, Giltbrook, NG16 2WS

Guide Price £230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	80
EU Directive 2002/91/EC		



- 3 Storey Mid Town House
- 4 Bedrooms
- Newly fitted Bathroom
- Conservatory & Downstairs WC
- Driveway
- South East Facing Rear Garden
- Popular Residential Location Close To Amenities
- Excellent Road & Public Transport Links
- Well Presented Throughout

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 - 29541556

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 £230,000 - £240,000 *** ROOM FOR ALL THE FAMILY *** This wonderful, modern, three storey town-house located on the popular Giltbrook estate offers growing families space and style in abundance. Features include a generous dining kitchen, conservatory, downstairs WC, driveway, and a private south-east facing rear garden. Briefly comprising; entrance hallway, downstairs WC, dining kitchen, lounge, conservatory. To the first floor, three bedrooms and bathroom, and to the second floor, primary bedroom. Outside, to the front is a driveway providing off road parking, and to the rear is a privately enclosed south-east facing garden, perfect for summer entertaining long into the evenings. Giltbrook offers superb transport links and amenities, with the Ikea retail park close by, along with the surrounding town of Eastwood. There are nearby regular bus links along with the A610 and M1. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door, stairs to the first floor, laminate wood flooring, radiator and door to downstairs WC & dining lounge.

Ground Floor

WC, pedestal sink, radiator and laminate wood flooring.

Dining Kitchen

4.23m x 3.59m (13' 11" x 11' 9") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Combination boiler, uPVC double glazed window to the front, plumbing for washing machine and dish washer, space for fridge freezer, laminate wood flooring, radiator and door to lounge.

Lounge

4.36m x 3.27m (14' 4" x 10' 9") Feature electric fire place, radiator and open access to the conservatory and door to the dining kitchen.

Conservatory

3.3m x 2.29m (10' 10" x 7' 6") Full height uPVC double glazed windows to the rear and side and door to the rear garden.

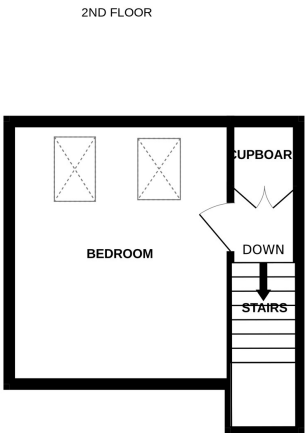
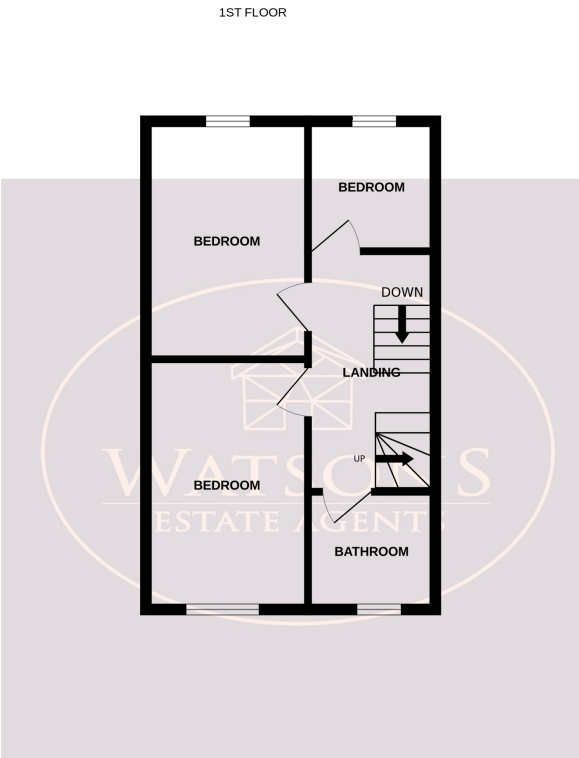
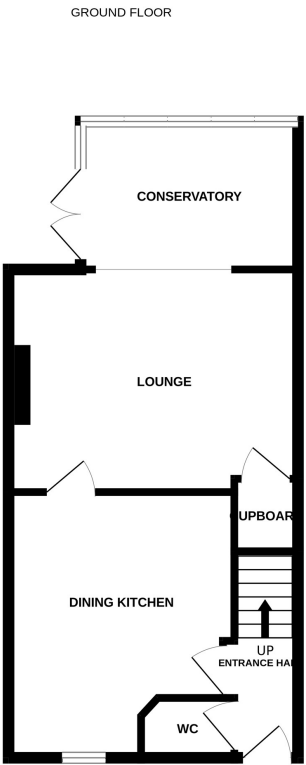
First Floor

Landing

Stairs up to the second floor, radiator and doors to bedrooms and bathroom.

Bedroom 2

3.78m x 2.61m (12' 5" x 8' 7") UPVC double glazed window to the rear and radiator.



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.
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Bedroom 3

3.89m x 2.44m (12' 9" x 8' 0") UPVC double glazed window to the front and radiator.

Bedroom 4

2.04m x 1.84m (6' 8" x 6' 0") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and panel bath with electric shower over. Obscured uPVC double glazed window to the front, ceiling spotlights, radiator and extractor fan.

Second Floor

Bedroom 1

3.98m x 3.4m (13' 1" x 11' 2") 2 Velux windows, radiator and eaves storage cupboard.

Outside

To the front of the property a tarmacadam driveway provides off road parking for 2 cars. The low maintenance rear garden comprises a turfed lawn, raised paved patio seating area. The garden is enclosed by timber fencing with gated access to the rear.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen, it is less than a year old and was serviced upon installation.