

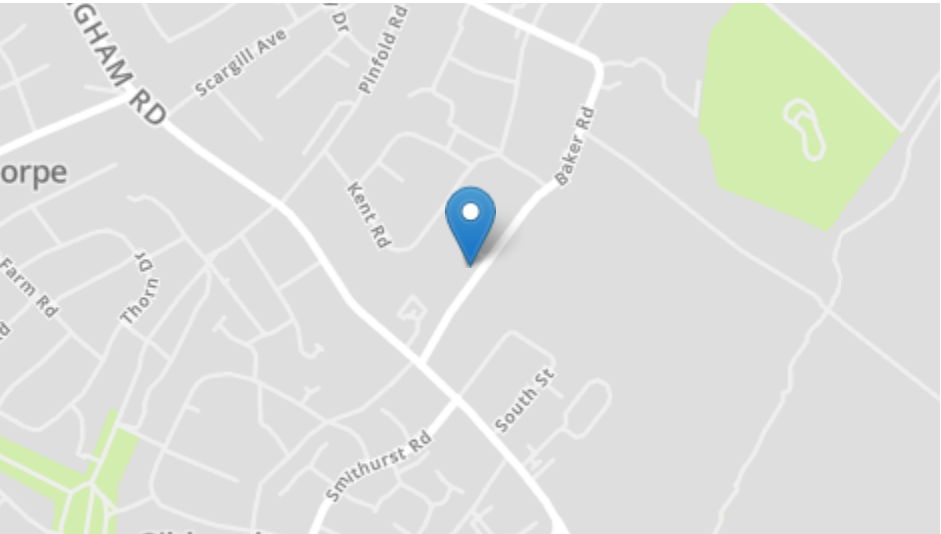
Baker Road, Giltbrook, NG16 2FZ

Guide Price £200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(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	

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 - 29688556



- 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
- Favoured School Catchment

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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £200,000 - £210,000 *** *** OUTDOOR LIVING! *** This wonderful Victorian style semi-detached property offers charm and character in abundance. Located close to Kimberley & Eastwood Town Centres and the Giltbrook retail park, amenities and transport links are on your doorstep, along with countryside walks a short distance away. Features include two reception rooms both with feature fire places and other period features, a downstairs WC, a driveway, and a stunning, generous rear garden with different areas of intrigue for those green fingered buyers. Briefly comprising; dining room, inner hallway, lounge, kitchen, rear lobby, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a privately enclosed and good sized garden. Located on the doorstep of an array of amenities including Eastwood town centre which caters for all day to day needs including shops, a supermarket, cafe's and pubs. The property is also within favoured school catchment. The Giltbrook retail park is also close by, along with excellent road and commuter links, providing easy access to Nottingham. Contact Watsons to arrange a viewing.

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.

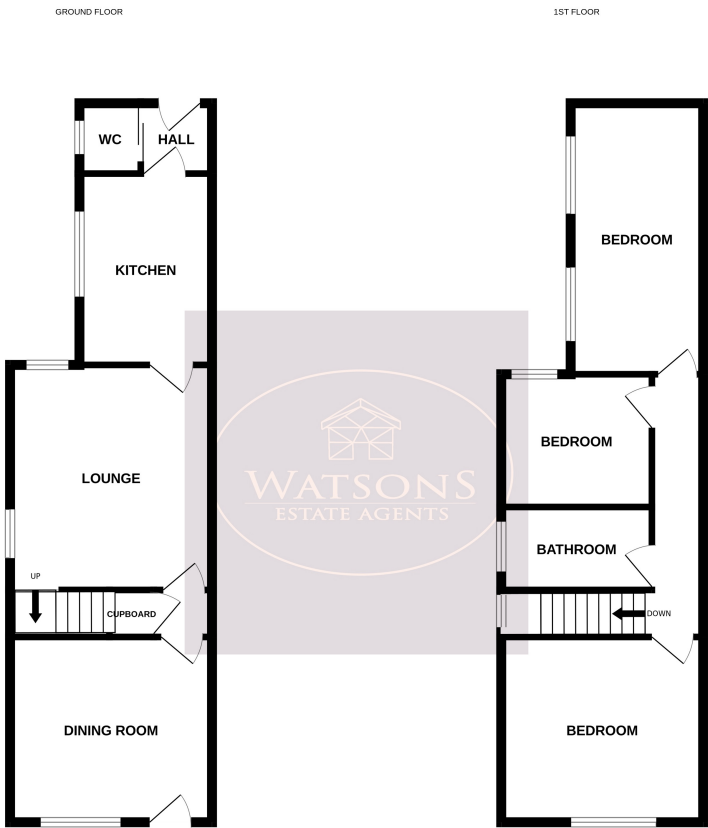
First Floor

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.



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.
Made with Metropix 12/2023

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. Other features include a large timber built shed. The garden is enclosed by hedging and timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the downstairs WC and is 5 years old. It was last serviced in December 2024.