

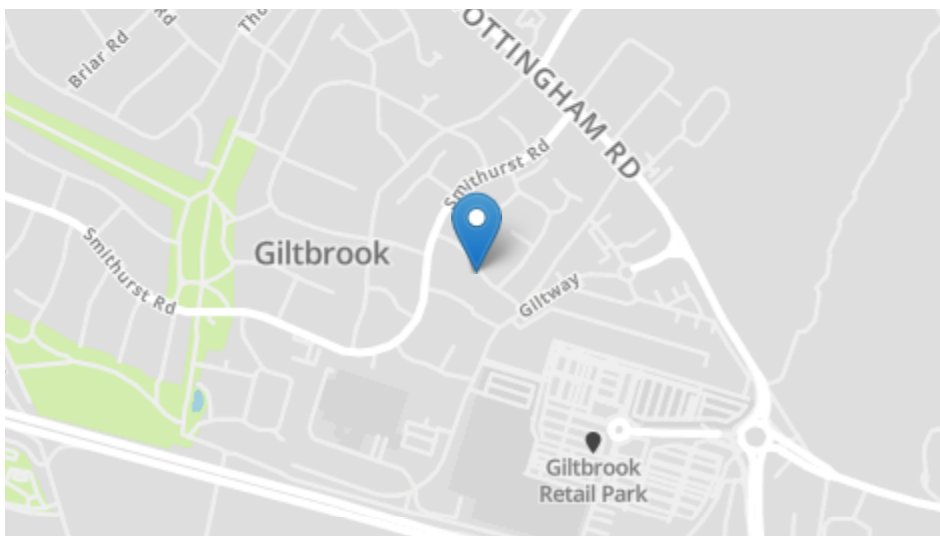
Morden Road, Giltbrook, NG16 2WA

£210,000

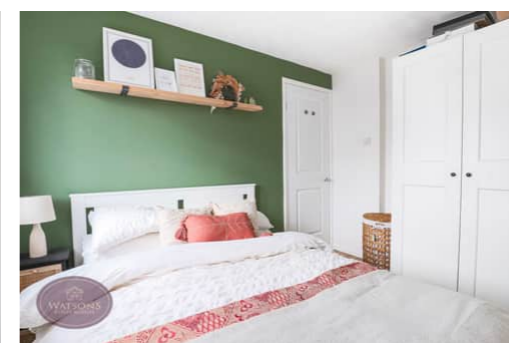


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Driveway and Garage
- South West Facing Garden
- Popular Location Close To Amenities
- Walking Distance From Amenities
- Favours School Catchment

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 - 26779428

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



*** LOOKING FOR YOUR FIRST FAMILY HOME? *** Ideally located in the popular area of Giltbrook, this modern three bedroom semi detached home is well presented throughout will tick a number of boxes for a number of buyers including, first timers, young families and downsizers alike. The property in brief comprises to the ground floor; entrance hall, downstairs w/c, lounge and newly fitted dining kitchen. To the first floor a landing giving access to three bedrooms and a newly fitted three piece bathroom suite, to the outside a front garden with a driveway providing off road parking and with a detached garage, whilst the rear garden is enclosed well tended and is South West facing. The location provides easy access to a wide range of amenities at Giltbrook Retail park and nearby Eastwood & Kimberley Town Centres. Favoured school catchment is an additional benefit which will appeal to small families with key road links include the A610 which leads to Junction 26 of the M1.

Ground Floor

Entrance

UPVC double glazed entrance door. Doors to the WC and lounge.

WC

WC, pedestal sink unit, radiator. Obscured uPVC double glazed window to the front.

Lounge

4.7m x 4.58m (15' 5" x 15' 0") UPVC double glazed bay window to the front, stairs to the first floor, under stairs storage cupboard, two radiators and door to dining kitchen.

Dining Kitchen

4.57m x 2.79m (15' 0" x 9' 2") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing washing machine & dishwasher. Wall mounted boiler, 2 x uPVC double glazed windows to the rear, radiator and door to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side, access to the attic, airing cupboard housing the hot water tank. Doors to the bedrooms & bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 1

3.68m x 2.63m (12' 1" x 8' 8") UPVC double glazed window to the front and radiator.

Bedroom 2

3.2m x 2.64m (10' 6" x 8' 8") UPVC double glazed window to the rear, radiator.

Bedroom 3

2.7m x 1.87m (8' 10" x 6' 2") UPVC double glazed window to the front, radiator.

Bathroom

3 piece suite comprising WC, wall mounted sink & bath with mains fed rainfall effect shower over. Radiator and obscured uPVC double glazed window to the side.

Outside

The South West facing rear garden has a paved patio, lawn, fruit trees, flower bed borders with a range of plants & shrubs, timber built shed and outside tap. The garden is enclosed by timber fencing to the perimeter with gated side access. To the front of the property, a tarmac drive provides off road parking for multiple cars leading to a detached garage with up & over door and power.