

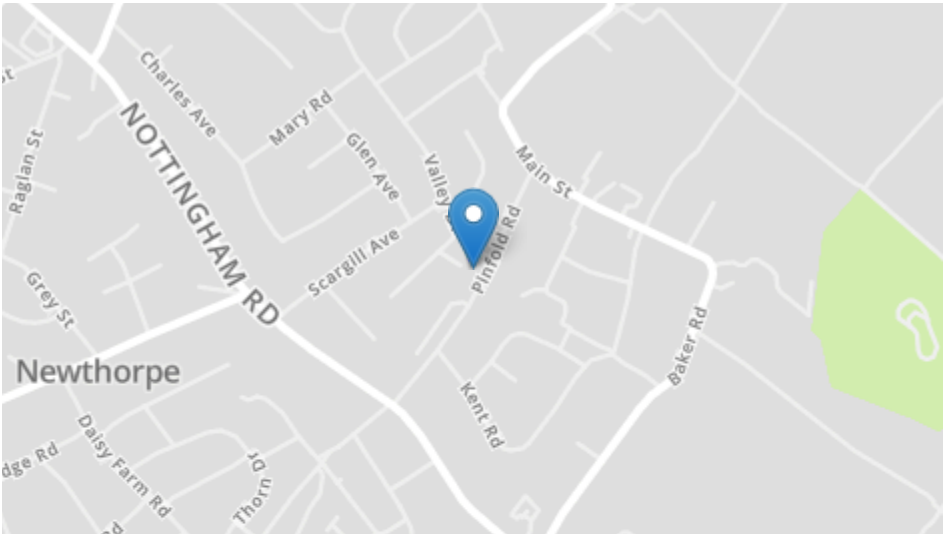
Pinfold Road, Giltbrook, NG16 2FT

Guide Price £280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	82
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 - 28665974

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.



- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- Ample Off Road Parking
- Corner Plot
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

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

0115 938 5577  
8am-8pm - 7days





\*\*\* GUIDE PRICE £280,000 - £290,000 \*\*\* \*\* 'PINDROP' THIS ONE \*\* Brought to the market with no upward chain. a well presented three bedroom detached family home on a corner plot in the popular Giltbrook area. Benefiting from a generous lounge/diner, conservatory, and ample off road parking. Briefly comprising; entrance hallway, kitchen, lounge/diner, conservatory. To the first floor, three bedrooms, and shower room. Outside, the property sits on a corner plot, with ample off road parking to the front, and a private garden to the rear. Ideally located in Giltbrook, nearby amenities include the Giltbrook retail park, excellent road links, along with Eastwood town centre with an array of shops, bars and a supermarket. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Stairs to the first floor, under stairs storage, radiator and doors to the conservatory.

Lounge Diner

6.59m x 4.0m (21' 7" x 13' 1") UPVC double glazed window to the front, radiator and door to the conservatory.

Kitchen

3.21m x 2.89m (10' 6" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Integrated appliances to include: waist height electric oven & induction hob with extractor over, fridge freezer and washing machine. Tiled flooring, uPVC double glazed window to the rear and door to the rear garden.

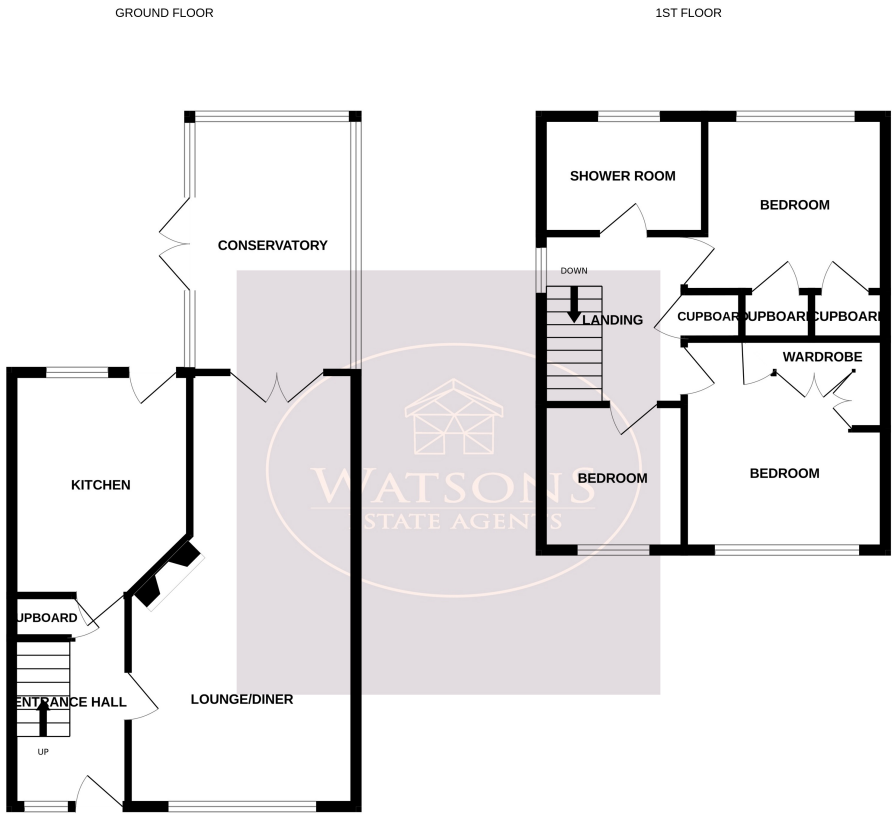
Conservatory

3.98m x 3.05m (13' 1" x 10' 0") Brick & uPVC double glazed construction, tiled flooring, radiator and door leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic and doors to all bedrooms and shower room.



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 1

3.83m x 3.57m (12' 7" x 11' 9") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.65m x 3.03m (12' 0" x 9' 11") UPVC double glazed window to the rear, wardrobe and radiator.

Bedroom 3

2.41m x 2.33m (7' 11" x 7' 8") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A concrete driveway running alongside the property provides ample off road parking. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.