

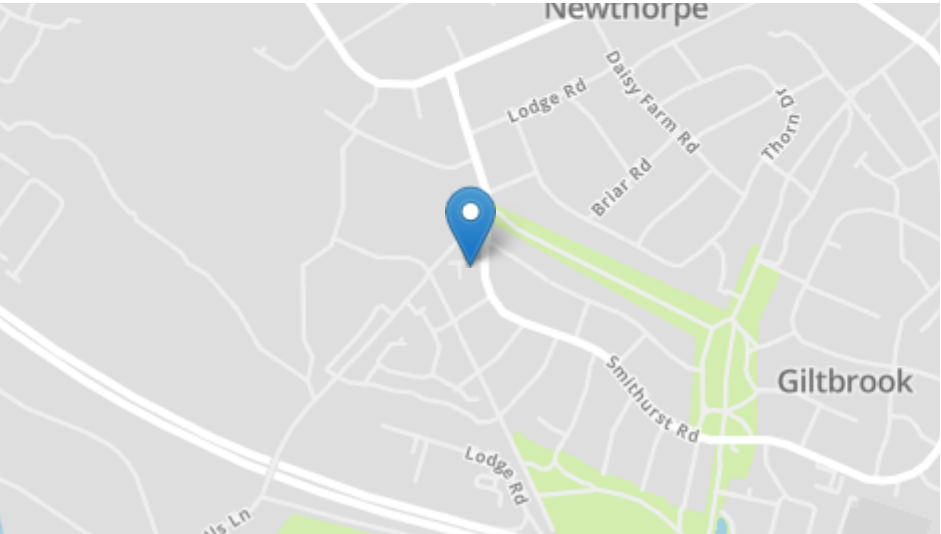
Sussex Close, Giltbrook, NG16 2XG

Guide Price £170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC



- Mid Town House
- Two Bedrooms
- Generous Lounge
- Low Maintenance Rear Garden
- Off Road Parking
- Sought After Cul De Sac
- Ideal First Buy or Investment
- Walking Distance From Amenities
- Excellent Road & Public Transport Links

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 - 29269920

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 £170,000 - £180,000 \*\*\* THE ONLY WAY IS UP \*\*\* Step onto the ladder in style with this superb two bedroom town house on the popular 'Smithurst' development in Giltbrook. With off road parking, a private rear garden, generous lounge, and cul-de-sac position, it will be love at first site! Accommodation in brief comprises: entrance hallway, kitchen, lounge, two bedrooms and bathroom. Externally the property benefits from a low maintenance enclosed rear garden and off street parking to the front. Situated within a cul-de-sac in the popular area of Giltbrook, this property offers a great location within easy access of a range of local amenities, transport links, IKEA Retail Park and road links such as the A610 and M1. Call Watsons on 01159385577 to arrange your viewing.

Ground Floor

Entrance Hall

UPVC double glazed window to the front, wood effect laminate flooring, radiator, storage cupboard and doors to the kitchen and lounge.

Lounge

3.96m x 3.42m plus recess (13' 0" x 11' 3") Wood effect laminate flooring, radiator, stairs to the first floor and uPVC double glazed sliding patio door to the rear garden.

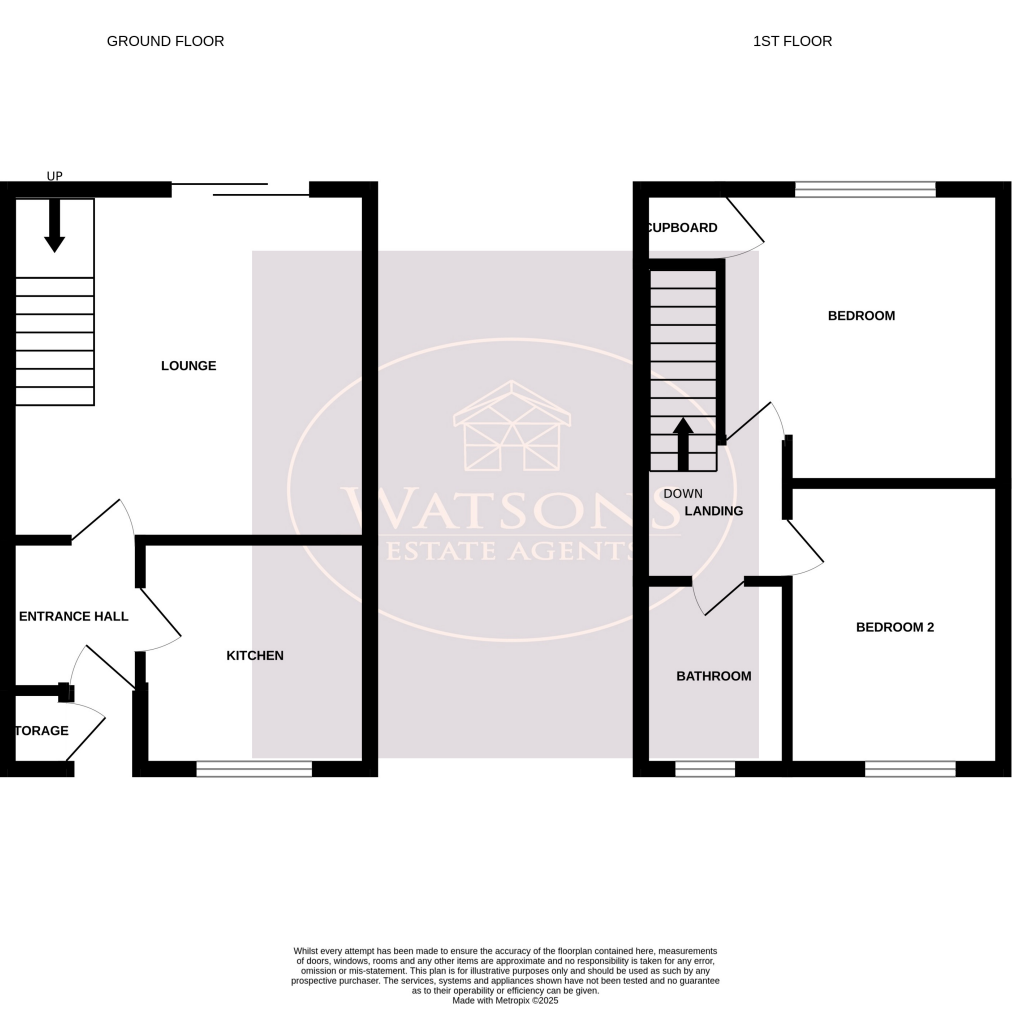
Kitchen

2.58m x 2.45m (8' 6" x 8' 0") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated waist height electric oven and gas hob with extractor over. Plumbing for washing machine, radiator, boiler and uPVC double glazed window to the front.

First Floor

Landing

Doors to both bedrooms and bathroom.



Bedroom 1

3.24m (max) x 3.22m (10' 8" x 10' 7") UPVC double glazed window to the rear, radiator, storage cupboard housing the hot water tank.

Bedroom 2

3.23m x 2.33m (10' 7" x 7' 8") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bathroom

1.9m x 1.72m (6' 3" x 5' 8") 3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Vinyl tiled flooring, extractor fan, radiator and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a paved driveway with parking for 1 car. The low maintenance rear garden comprises a paved patio area, a well tended lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter.