

Acorn Avenue, Giltbrook, NG16 2UF

£240,000

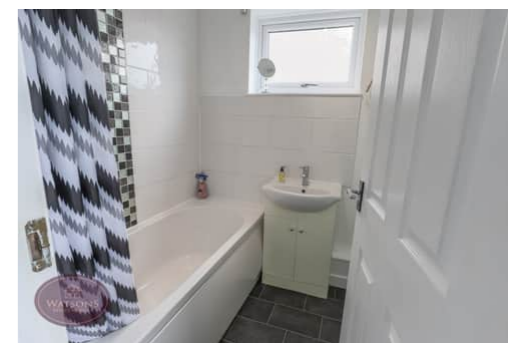


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Driveway
- Walking Distance From Amenities
- Excellent Road & Public Transports Links
- No Upward Chain

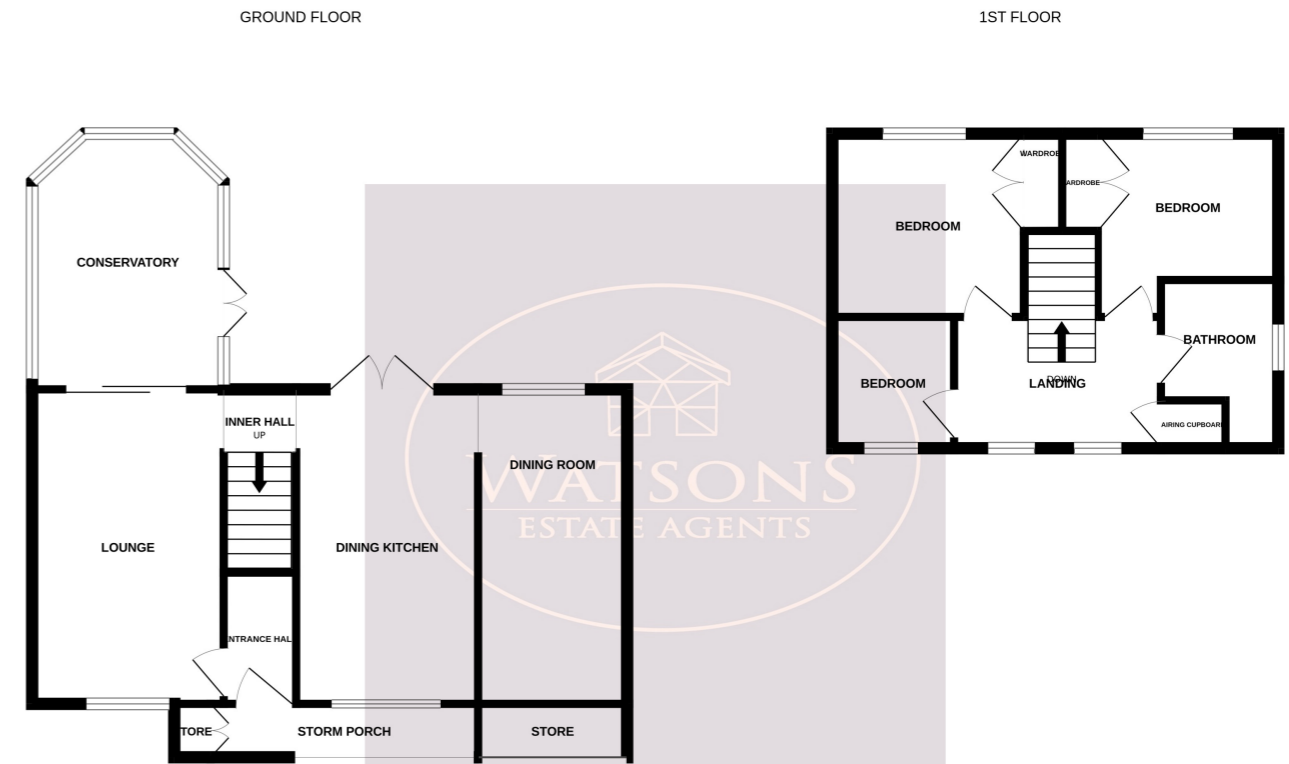
Our Seller says....

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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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***** FAMILY LIFE ON ACORN AVENUE ***** Offered for sale with NO CHAIN we expect this 3 bedroom home to be a hit with families! Boasting well presented and flexible living space with a living room, dining room, fitted breakfast kitchen, conservatory, 3 bedrooms and a family bathroom. To the outside is a private rear garden and driveway. The property is located very conveniently for local shops, public transport and the A610 and must be viewed to be fully appreciated!

Ground Floor

Storm Porch

Space for refuse bins, door to the entrance hall.

Entrance Hall

Door to the lounge and stairs to the first floor.

Lounge

4.6m x 2.8m (15' 1" x 9' 2") UPVC double glazed window to the front, radiator, wood effect laminate flooring, sliding patio doors to the conservatory and open to the kitchen.

Dining Room

4.51m x 2.25m (14' 10" x 7' 5") UPVC double glazed window to the rear, wood effect laminate flooring, radiator. Open to the dining kitchen.

Dining Kitchen

4.6m x 2.67m (15' 1" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, dishwasher and washing machine. Radiator, tiled flooring, open to the dining room and French doors to the rear garden.

Conservatory

Brick & uPVC double glazed construction, radiator and French doors to the rear garden.

First Floor

Landing

2 uPVC double glazed windows to the front, cupboard housing the combination boiler, access to the attic with power and doors to all bedrooms and bathroom.

Bedroom 1

2.8m x 2.75m (9' 2" x 9' 0") UPVC double glazed window to the rear, wardrobe and radiator.

Bedroom 2

2.73m x 2.13m (8' 11" x 7' 0") UPVC double glazed window to the rear, wardrobe and radiator.

Bedroom 3

2.0m x 1.79m (6' 7" x 5' 10") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail, obscured uPVC double glazed window to the side.

Outside

To the front of the property is a block paved driveway providing ample off road parking, leading to the garage with up & over door used for storage only. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by wall and timber fencing to the perimeter