

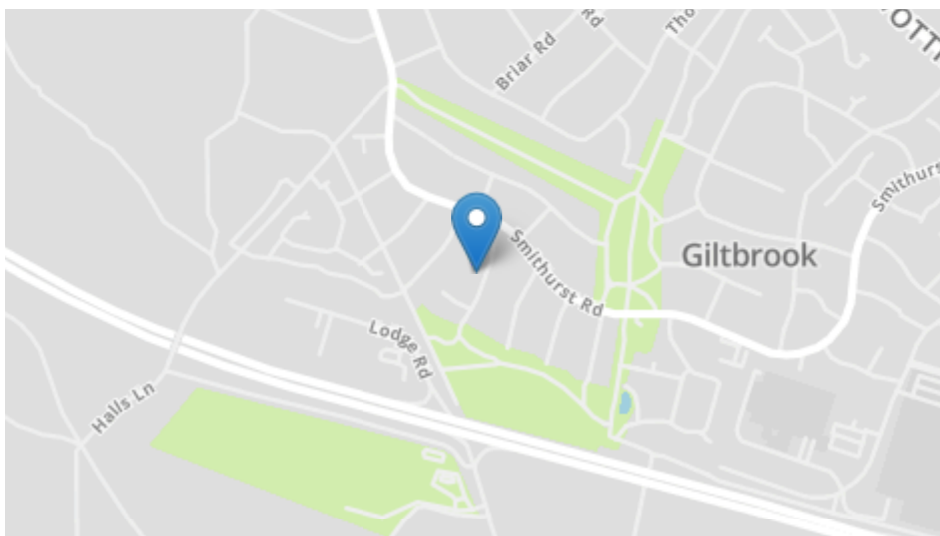
Ludlam Avenue, Giltbrook, NG16 2UL

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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	



- Detached Bungalow
- 2 Bedrooms
- WC & Shower Room
- Driveway & Garage
- Private Rear Garden
- Walking Distance To Amenities
- Ease Of Access To A610
- 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 - 26800419

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



\*\*\* GENEROUS CORNER PLOT \*\*\* This detached 2 bedroom bungalow on the ever popular Giltbrook Estate is located within a quiet cul de sac with a wide range of amenities only a short drive away including Giltbrook retail park. This property is perfect for those looking at downsizing without having to compromise, making this the perfect forever home. In brief, the accommodation comprises: entrance hall, WC/cloakroom, lounge/dining room, fitted kitchen, 2 bedrooms and a shower room. To the front of the property there is a block paved driveway with ample off road parking and space for a caravan/ motor home leading to the single detached garage, whilst to the rear an enclosed garden mainly laid to lawn with a patio area. Ludlam Avenue is located in a residential area amongst similar properties with play parks, recreational areas & Giltbrook retail park all within walking distance. The amenities of Eastwood & Kimberley Town Centres are just a 5 minute drive away & there is easy access to road & transport links including the Rainbow 1 bus service, the A610 & M1 motorway.

### Entrance Hall

Composite entrance door to the front, radiator and door to the lounge and WC.

### WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the side.

### Lounge

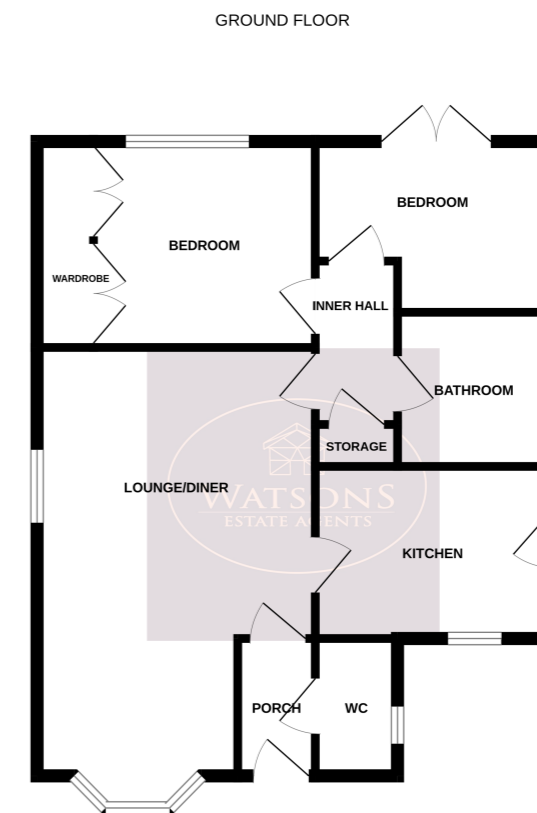
6.7m x 3.84m (22' 0" x 12' 7") UPVC double glazed bay window to the front, uPVC double glazed window to the side, 2 radiators, door to the kitchen and door to the inner hall.

### Kitchen

3.23m x 2.55m (10' 7" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven, gas hob with extractor over, fridge, freezer, washing machine and dishwasher. UPVC double glazed window to the front, ceiling spotlights, radiator and door to the side.

### Inner Hall

Doors to both bedrooms and shower room. Storage cupboard.



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 quality or efficiency can be given.  
Made with Metriplan 10/2013

### Bedroom 1

3.84m x 2.86m (12' 7" x 9' 5") UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom 2

3.22m x 2.36m (10' 7" x 7' 9") UPVC double glazed French doors leading to the rear garden, ceiling spotlights and radiator.

### Shower Room

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

### Outside

To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking and leads to the detached garage with up & over door and power. The garden is enclosed by hedge borders and timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants, shrubs & trees and timber built shed. The garden is enclosed by hedge & timber fencing to the perimeter with gated access to the side.