

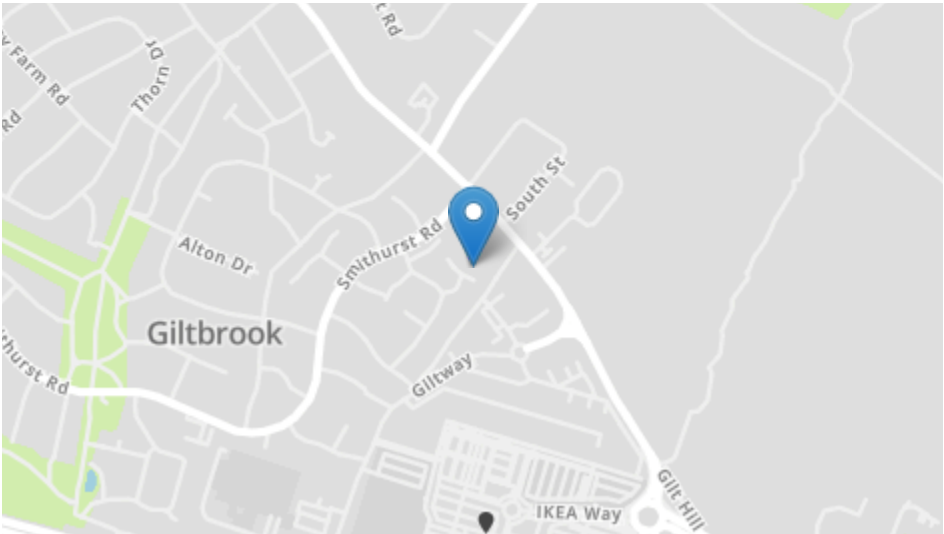
Wenlock Close, Giltbrook, NG16 2WF

Guide Price £200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached House
- Two Double Bedrooms
- Generous Lounge Diner
- Off Road Parking
- Cul De Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home

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 - 29763051

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 £200,000 - £210,000 *** **UNLOCK YOUR DREAMS AND STEP ONTO THE LADDER IN STYLE *** This well presented semi detached house is situated on a popular residential estate in Giltbrook and is tucked away at the head of a quiet cul-de-sac. A perfect first time buy. In brief, the accommodation comprises; entrance hall, kitchen fitted overlooking the rear garden with modern high gloss units and a lounge diner. On the first floor the landing leads to 2 double bedrooms and the shower room which is fitted with a contemporary white suite. Outside, the low maintenance rear garden has a timber decking seating area and turfed lawn enclosed by timber fencing, whilst to the front of the property a driveway provides ample off road parking. The property sits amongst similar modern properties in a residential area popular with young professionals and families. Wenlock Close is within easy access to a number of recreational areas and play parks and for buyers that need to commute, the A610 is just a short drive away. Both Kimberley & Eastwood Town Centres along with Giltbrook Retail Park are within a 2 mile radius and offer a wide range of cafes, bars, shops, public services & amenities. Contact Watsons today to arrange your viewing.

GROUND FLOOR

Entrance Hall

UPVC entrance door, stairs to the first floor, door to lounge and uPVC double glazed window to the front.

Lounge

4.61m x 3.9m max, reducing to 2.95 (15' 1" x 12' 10" max, reducing to 9'8") UPVC double glazed window to the front, electric fire with granite back and hearth & wooden surround, under stairs storage cupboard, opening to breakfast kitchen.

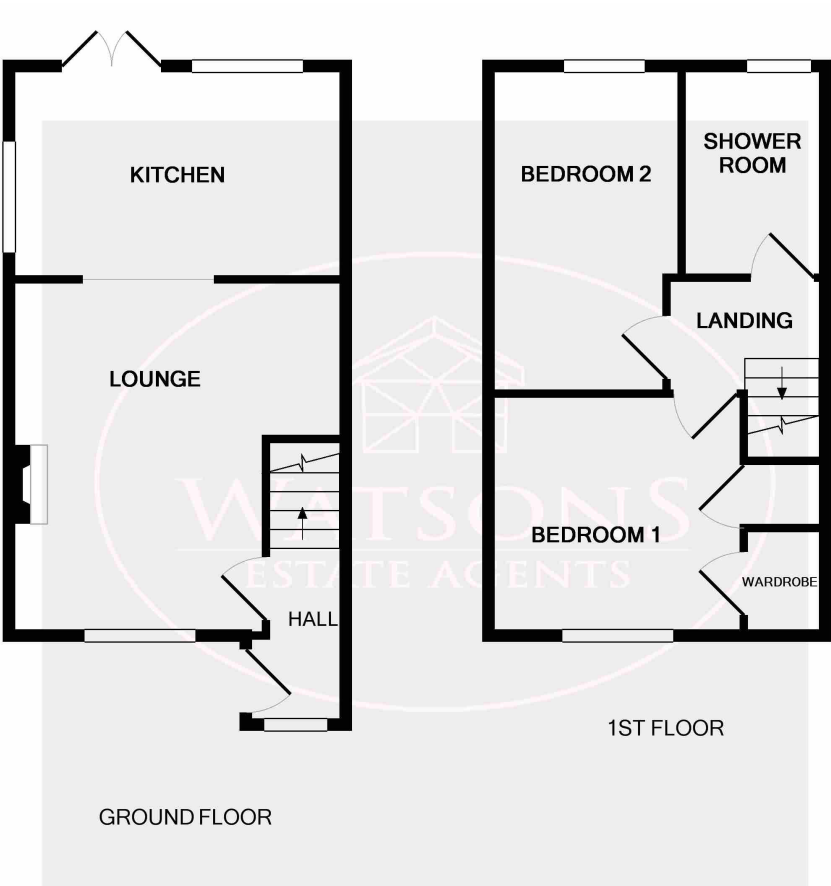
Kitchen

2.47m x 3.88m (8' 1" x 12' 9") A range of matching high gloss wall & base units, work surfaces incorporating a single sink unit and drainer. Integrated appliances to include: fridge freezer, washing machine and electric oven & hob with extractor fan over. Cupboard housing the wall mounted combination boiler, ceiling spotlights, radiator. UPVC double glazed French doors to the rear garden and uPVC double glazed windows to the rear and side.

FIRST FLOOR

Landing

Doors to bedrooms and 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

3.12m x 2.95m (10' 3" x 9' 8") Over stairs storage cupboard, cupboard incorporating hot water tank, 2 uPVC double glazed windows to the front, radiator.

Bedroom 2

4.0m x 2.38m (13' 1" x 7' 10") UPVC double glazed window to the rear, radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and double shower cubical with dual rainfall effect shower. Wall mounted vanity cupboard with mirrored doors, heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a driveway providing off road parking and a small gravelled frontage. The rear garden has a decking area leading to a lawned garden with fencing panels to the perimeter with gated side access.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 3 years old. It was last serviced 2 years ago.