

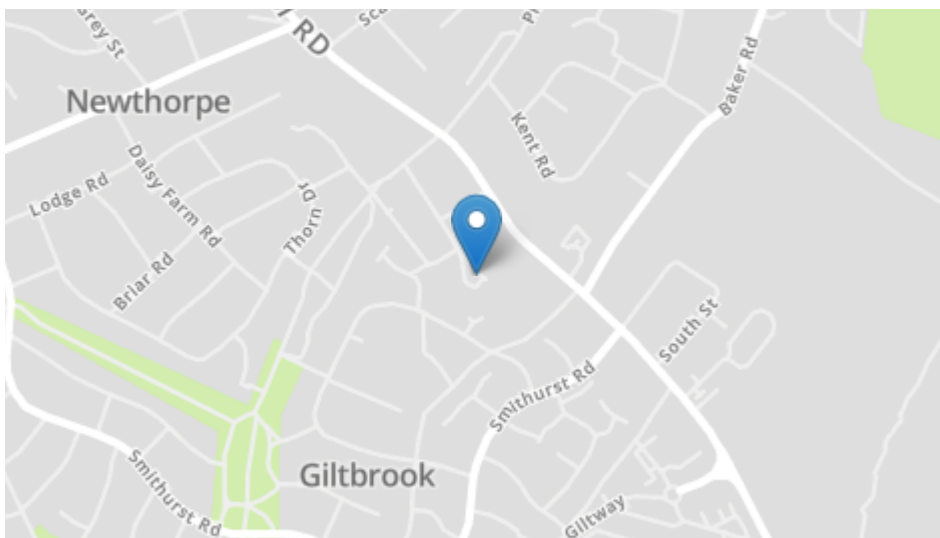
Orchil Street, Giltbrook, NG16 2WS

Guide Price £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- 2 Storey Town House
- Ground Floor DOUBLE Bedroom
- Open Plan Living Space
- Ground Floor Bathroom
- Allocated Parking Space
- Excellent Road & Public Transport Links
- Cul De Sac Location'
- Ideal First Buy or Investment
- No Upward Chain

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 - 28382081

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 £130,000 - £140,000 * FIRST TIME BUYER DELIGHT***** A great first time buy or investment purchase! A one bedroom town house on the popular 'Smithurst' development in Giltbrook. Located in a cul-de-sac position, and brought to the market with no upward chain. Briefly comprising; entrance hallway, bedroom, bathroom. To the first floor, open plan kitchen/living/diner. Outside, to the front is allocated parking, and a low maintenance garden area. Located in Giltbrook, the property is positioned in close proximity to a range of amenities including the Ikea retail park, Eastwood town centre which has a range of shops, supermarket and schools. Nearby road links include the A610 and M1 at J26. Contact Watsons to arrange a viewing.

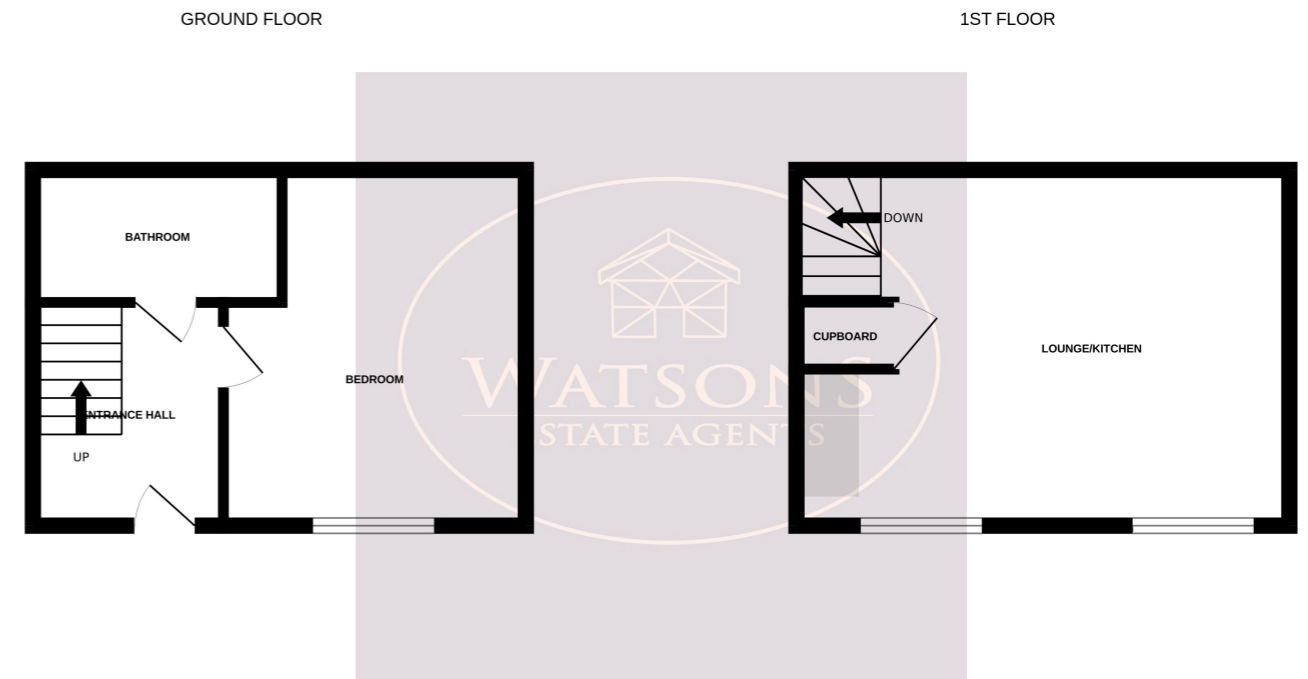
Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage cupboard and doors to the bedroom and bathroom.

Bedroom

4.28m x 3.42m (14' 1" x 11' 3") UPVC double glazed window to the front and radiator.



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. Made with Metropix ©2024

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Plumbing for washing machine.

First Floor

Open Plan Living Space

5.6m x 4.05m (18' 4" x 13' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & 5 ring gas hob and fridge freezer. Radiator, cupboard housing the combination boiler and access to the attic.

Outside

To the front of the property are gravel beds, turfed lawn and 1 allocated parking space.