

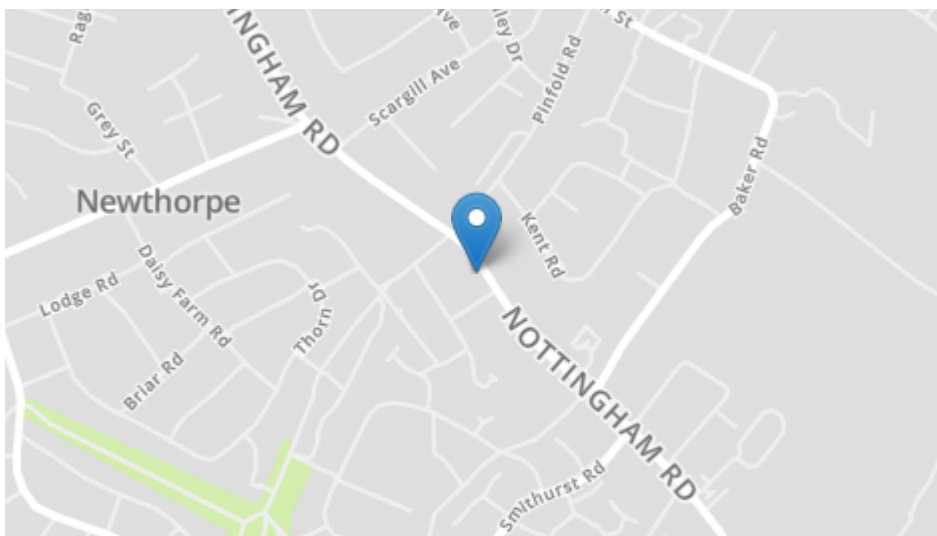
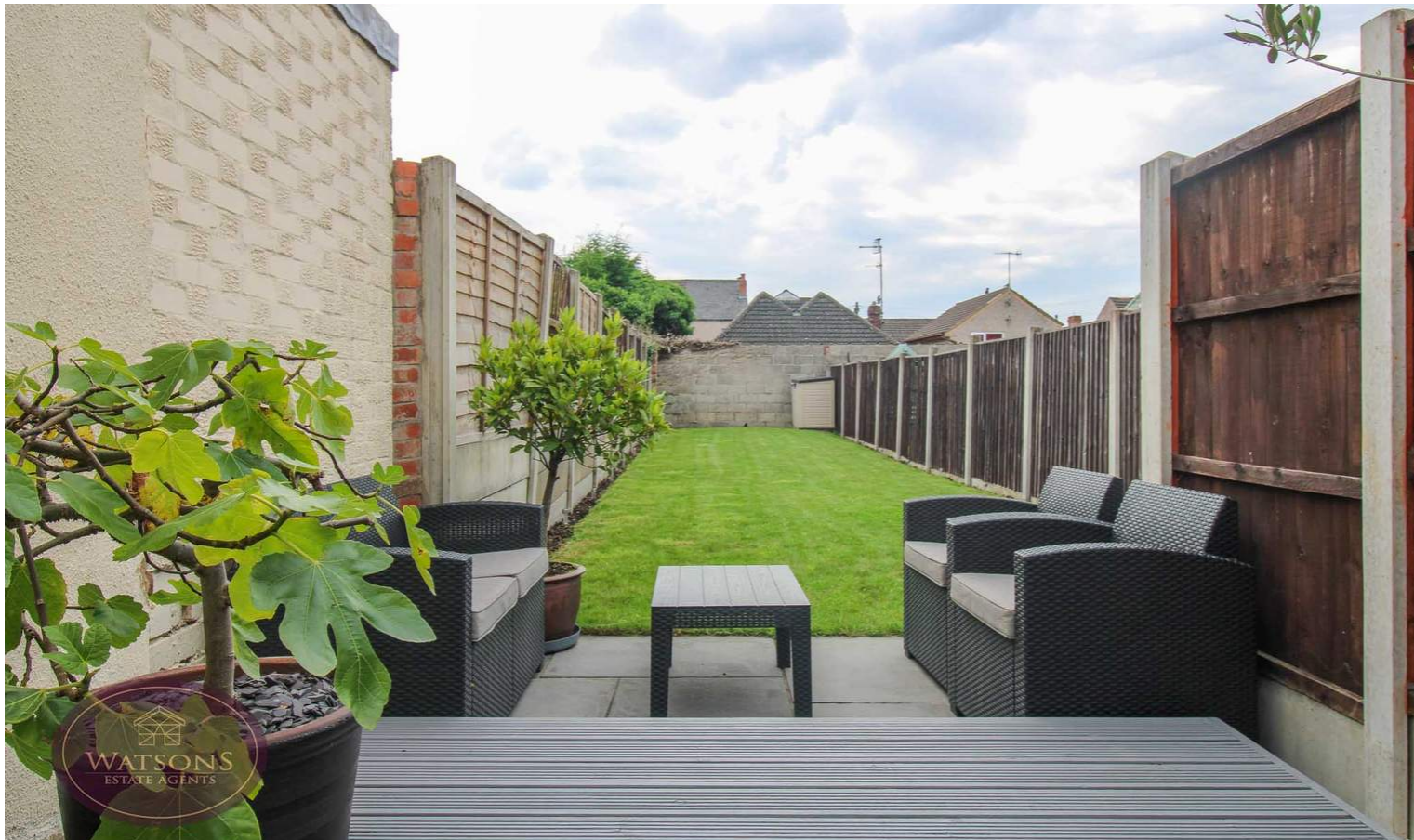
Nottingham Road, Giltbrook, Nottingham, NG16 2FN

£160,000



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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 - 26551012



- Mid Terrace House
- 2 Bedrooms
- Open Plan Dining Kitchen
- Off Road Parking
- Walking Distance From Amenities
- Short Drive To Eastwood Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home Or Investment

Our Seller says....

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



*** SEEING IS BELIEVING *** Located in a sought after area, close to bus stops and amenities, this extended terrace is beautifully presented and ready to move in to. On the ground floor, there are two spacious reception rooms, with the dining room having open plan access to the modern galley kitchen. On the first floor, the landing gives access to two bedrooms and the bathroom which is fitted with a white 3 piece suite. Outside, there is a driveway to the front providing off road parking for one small/medium size car. The enclosed rear garden is predominantly lawned, has a paved patio area and is fairly private. The property is located within close proximity to bus stops and a wide range of amenities including Giltbrook retail park and both Kimberley & Eastwood Town Centres, which are just a short drive away. If commuting plays a part in your property search, there are regular buses to and from Nottingham City Centre, Alferton & Heanor from the nearby Nottingham Road and the A610 is just half a mile away which leads directly to Junction 26 of the M1 Motorway. For more information, or to book your viewing, call our team.

Ground Floor

Lounge

3.55m x 3.22m (11' 8" x 10' 7") Entrance door to the front, uPVC double glazed window to the front, door to the dining kitchen

Dining Area

4.6m x 3.5m (15' 1" x 11' 6") UPVC double glazed window to the rear, stairs to the first floor and open access to the kitchen area.

Kitchen Area

4.15m x 2.39m (13' 7" x 7' 10") A range of matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over. Plumbing for washing machine, uPVC double glazed window to the side and French doors leading to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1

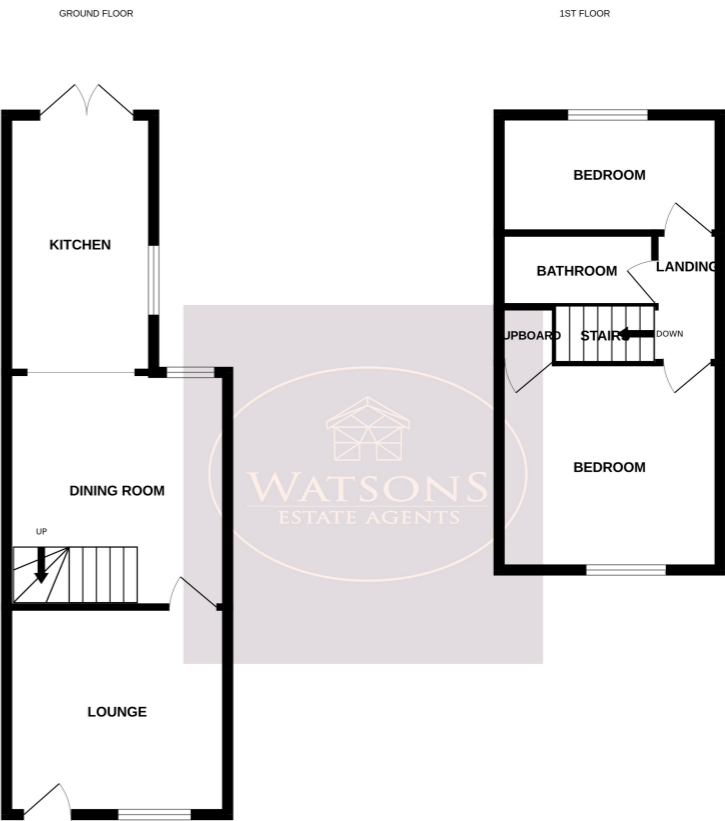
3.65m x 3.34m (12' 0" x 10' 11") UPVC double glazed window to the front, radiator and storage cupboard housing the combination boiler.

Bedroom 2

3.59m x 1.91m (11' 9" x 6' 3") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Chrome heated towel rail and extractor fan.



Outside

To the front of the property is off road parking for one car. The rear garden offers a good level of privacy and comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter