

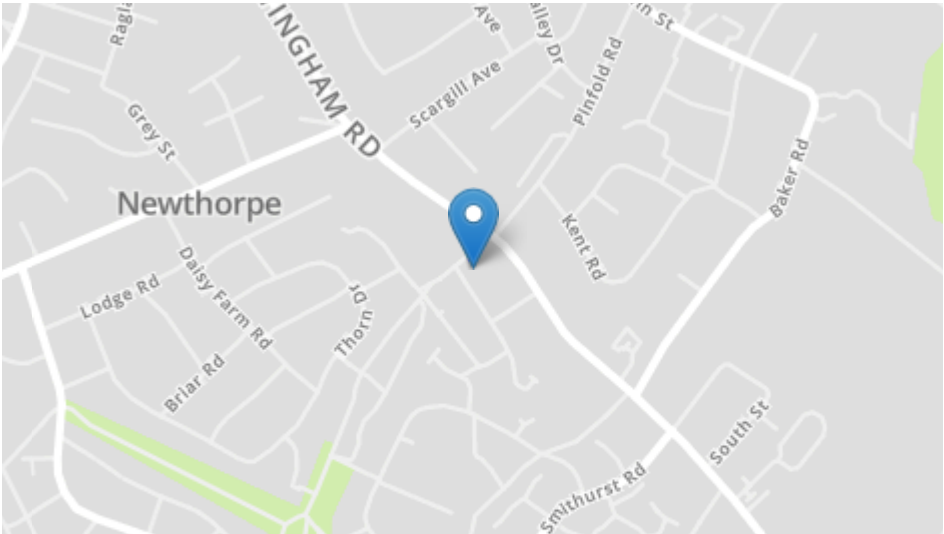
Portland Road, Giltbrook, NG16 2FS

Guide Price £325,000



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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	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 29345205

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.



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Utility Room & Conservatory
- Off Road Parking & Garage
- South East Facing Rear Garden
- Cul De Sac Location
- In Need of Modernisation
- No Upward Chain

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** MAKE IT YOUR OWN! *** This is your chance to get a 3 bed detached family home and a great plot in Giltbrook, without paying a premium. The excellent location has great local amenities including favoured schools and good transport links. The accommodation would benefit from cosmetic improvements, but the potential is enormous, comprising in brief: entrance hall, lounge, dining room, kitchen, garden room, upstairs landing to the 3 good size bedrooms and generous family bathroom. Outside, the property is set back from the roadside, overlooking a beautiful front lawn and having a driveway which can accommodate multiple vehicles, including access to a garage. The rear is southeast-facing and enjoys a high level of privacy. Viewing is recommended, so call us now to arrange an appointment.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

UPVC double glazed window to the side, radiator, stairs to the first floor. Storage cupboard, French doors to the lounge, door to the dining room.

Lounge

6.34m x 3.82m (20' 10" x 12' 6") UPVC double glazed bay window to the front, radiator, feature ceiling beams, sandstone fire place and French doors to the garden room.

Garden Room

4.34m x 2.25m (14' 3" x 7' 5") UPVC double glazed windows to the rear and side, feature wood panel ceiling, radiator, archway to the utility room and door to the rear garden.

Dining Room

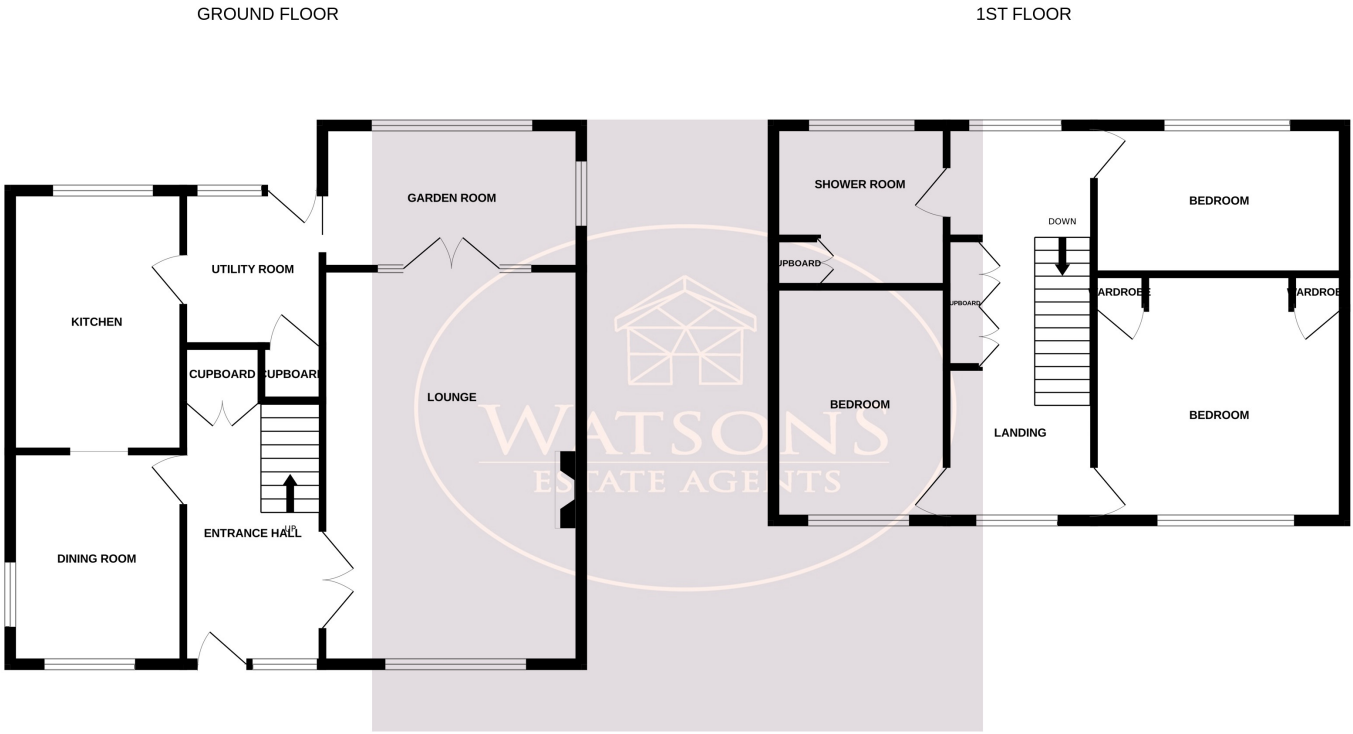
3.63m x 2.86m (11' 11" x 9' 5") UPVC double glazed windows to the side & front, radiator.

Kitchen

4.0m x 2.83m (13' 1" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated double electric oven & gas hob with extractor over. Feature wood panel ceiling, tiled flooring, radiator, uPVC double glazed window to the rear. Archway to the dining room and door to the utility room.

Utility Room

2.52m x 2.32m (8' 3" x 7' 7") UPVC double glazed window to the rear, door to the storage cupboard and door to the rear garden.



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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First Floor

Landing

UPVC double glazed windows to the front & rear, doors to the storage cupboards and doors to all bedrooms and bathroom.

Bedroom 1

3.88m x 3.82m (12' 9" x 12' 6") UPVC double glazed windows to the front, 2 storage cupboards and radiator.

Bedroom 2

3.8m x 2.8m (12' 6" x 9' 2") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 3

3.83m x 2.31m (12' 7" x 7' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and walk in shower cubicle. Obscured uPVC double glazed window to the rear, airing cupboard housing the combination boiler and access to the attic (partly boarded).

Outside

To the front of the property are raised rockery borders with a range of plants & shrubs, a turfed lawn and tarmacadam driveway providing ample off road parking leading to the detached single garage with up & over door and power. The South East facing rear garden comprises a paved patio seating area, gravel beds, turfed lawn, 2 timber built sheds and brick built outhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side.