

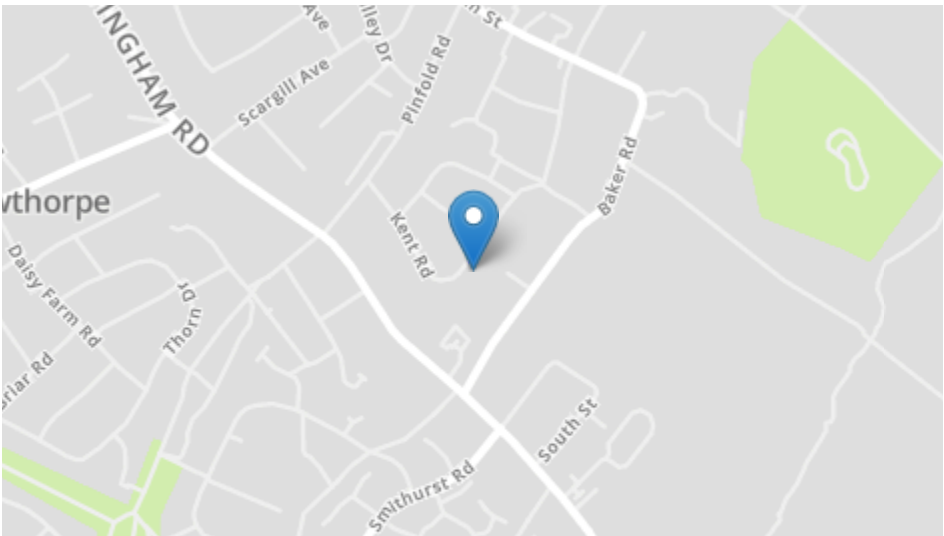
Kent Road, Giltbrook, NG16 2FU

Offers Over £190,000



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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		
	70	84
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 - 29007757

- Semi Detached Family Home
- 3 Bedrooms
- Generous Dining Kitchen
- Driveway
- South West Facing Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance To Amenities
- Short Drive to Kimberley & Eastwood Town Centres
- No Upward Chain

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



*** EXCITING OPPORTUNITY *** This 3 bed semi in Giltbrook gives a great chance, particularly for first time buyers, to make some cosmetic improvements and add value. Priced to sell, it comes with NO UPWARD CHAIN and is sure to be popular. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, there is a driveway alongside the property to provide off street parking and the southwest-facing lawned rear is a great place to enjoy the Summer sun. This popular location enjoys easy access to amenities including shops, schools & leisure facilities, as well as great transport links. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, solid oak flooring, stairs to the first floor and door to the lounge.

Lounge

4.15m x 3.96m (13' 7" x 13' 0") UPVC double glazed window to the front, under stairs storage, radiator and door to the dining kitchen.

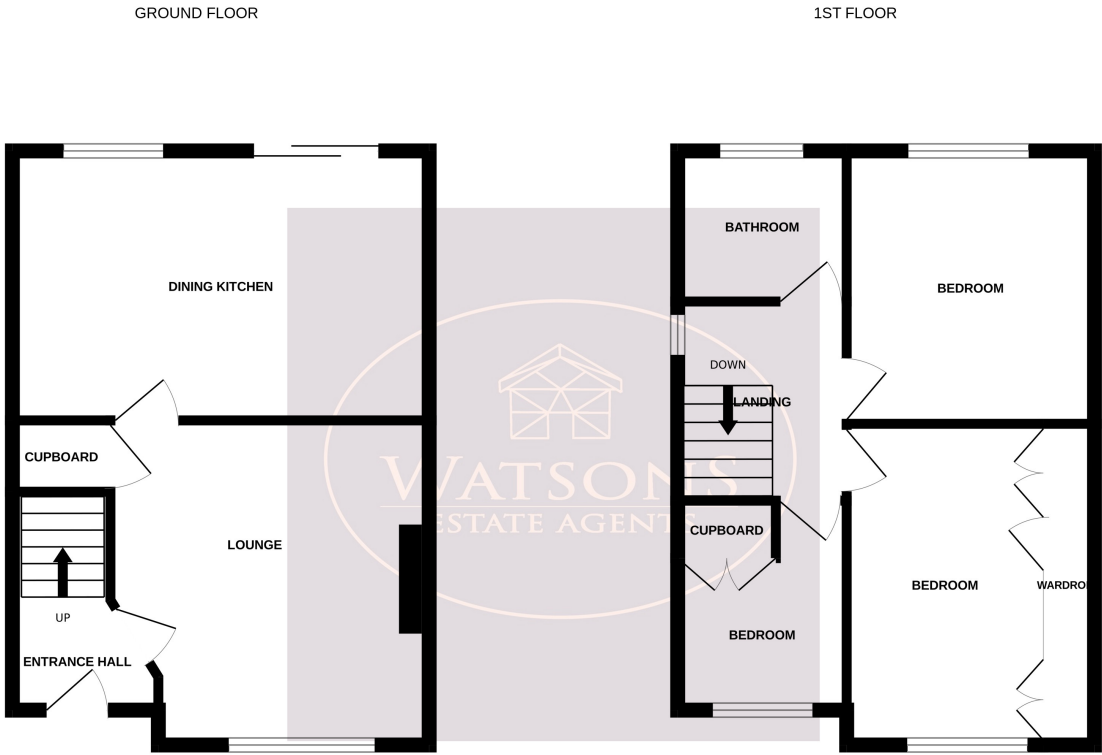
Dining Kitchen

5.08m x 3.26m (16' 8" x 10' 8") A range of matching wall & base units, work surfaces incorporating an integrated stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher. Radiator, ceiling spotlights, uPVC double glazed window to the rear and sliding patio doors to the rear garden.

First Floor

Landing

Access to the attic (partly boarded with dropdown ladder and housing the combination boiler), and radiator. Doors to all bedrooms and bathroom.



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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Bedroom 1

3.97m x 3.03m (13' 0" x 9' 11") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.3m x 3.02m (10' 10" x 9' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.0m x 2.0m (9' 10" x 6' 7") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn with flower bed borders. A concrete driveway running alongside the property provides ample off road parking. The South West facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by wall & timber fencing to the perimeter with gated access to the side.