

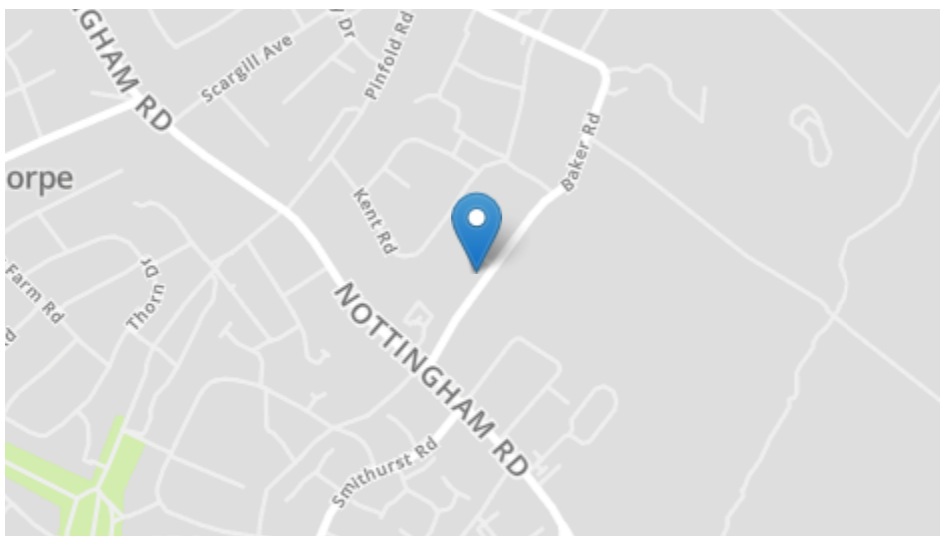
Baker Road, Giltbrook, Nottingham, NG16 2FZ

Offers Over £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		55	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Sun Room
- Allocated Car Parking
- Popular Residential Location
- Excellent Road & Public Transports Links
- Short Drive To Kimberley & Eastwood Town Centres

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 - 25366693

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



*** MAKE YOUR FIRST STEP THE RIGHT STEP *** This well presented 3 bedroom semi detached house is located a short distance from primary schools, bus routes & amenities making it a great choice for a family home. The property in brief comprises to the ground floor; lounge, dining room and fitted kitchen. To the first floor the landing giving access to three bedrooms and a four piece bathroom suite. Externally there are low maintenance front and rear gardens along with a tarmac area to the side of the property providing off road parking. Baker Road offers an exceptionally convenient location with easy access to a number of recreational areas, play parks, Giltbrook Retail Park and great road links including A610/M1. Both Kimberley & Eastwood Town Centres are within a 2 mile radius and offer a huge range of cafes, bars, shops, public services & amenities. Call our team today to secure your viewing!

Ground Floor

Lounge

3.66m x 3.33m (12' 0" x 10' 11") UPVC double glazed door & window to the front. Brick built fire place with inset wood burner style fire. Archway through to the dining room.

Dining Room

4.06m x 3.66m (13' 4" x 12' 0") Storage cupboard, uPVC double glazed windows to the side and rear, radiator and door to the stairs to the first floor.

Kitchen

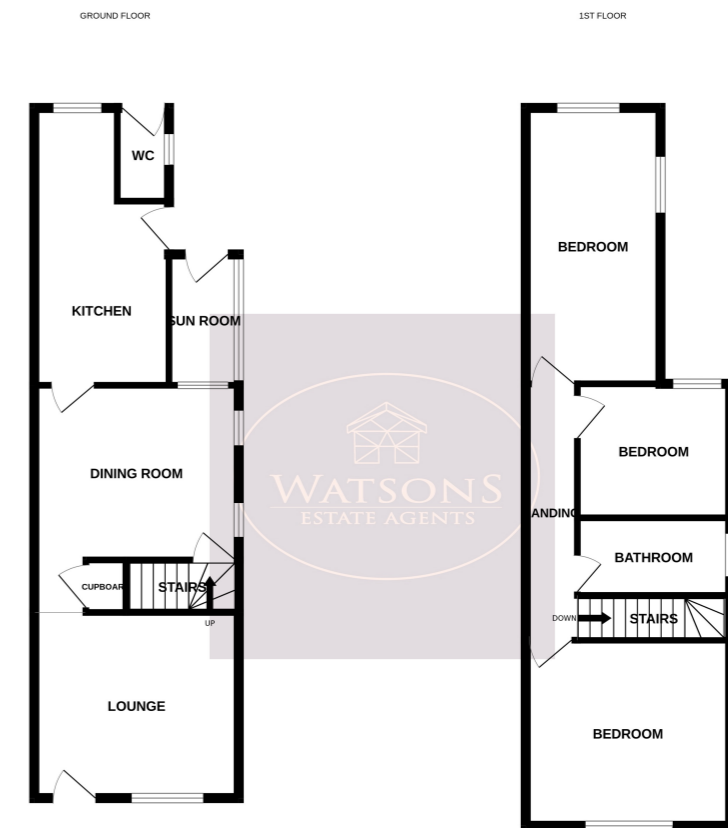
2.41m x 4.97m max (7' 11" x 16' 4") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven and gas hob with extractor over. Plumbing for washing machine, uPVC double glazed windows the rear & side and door to the sun room.

Sun Room

1.16m x 2.33m (3' 10" x 7' 8") UPVC double glazed windows to the side and door to the rear garden.

W/C

W/C



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 misstatement. 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 capability or efficiency can be given.
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First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.36m x 3.34m (12' 0" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

4.98m x 2.41m (8' 10" x 7' 10") UPVC double glazed windows to the side & rear and radiator and fitted wardrobes.

Bedroom 3

2.7m x 2.4m (8' 10" x 7' 10") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite comprising WC, wall mounted sink, corner bath and shower cubicle. Obscured uPVC double glazed window to the side and wall mounted radiator.

Outside

To front garden is palisaded by brickwork. Running alongside the property is a tarmac driveway leading to off road parking. The low maintenance rear garden offers a good level of privacy and comprises a concrete courtyard with access to the downstairs WC and is enclosed by timber fencing and wall to the perimeter.