

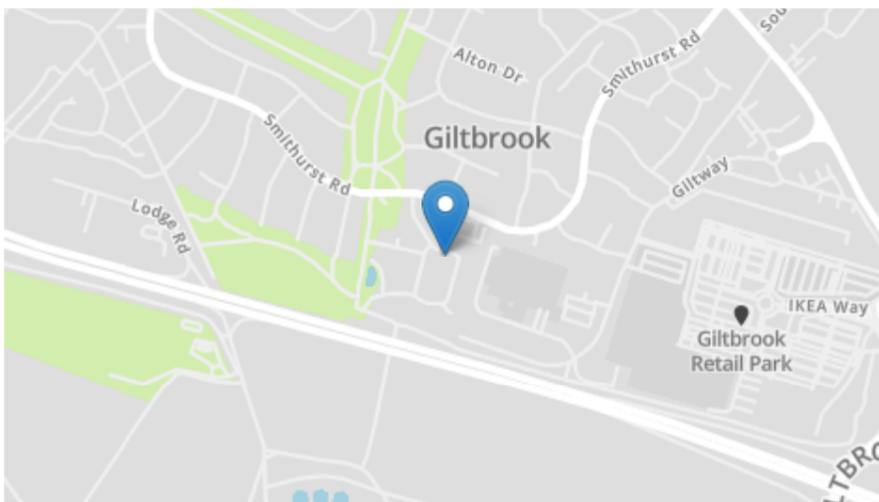
Garner Road, Giltbrook, NG16 2WT

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(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	



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 - 30072368

- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge
- Modern Fitted Kitchen
- En Suite & Family Bathroom
- Driveway
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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
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 8am-8pm - 7days



*** YOU'RE 'GARNER' FALL IN LOVE WITH THIS STUNNER *** A fabulous three bedroom modern semi-detached property located on the popular Giltbrook development. Features include a downstairs WC, en-suite to primary bedroom, off road parking, and a private rear garden. Briefly comprising; entrance hallway, downstairs WC, dining kitchen, living room. To the first floor, three bedrooms, primary with en-suite, and family bathroom. Outside, to the side is a driveway providing ample off road parking, whilst to the rear is a privately enclosed and low maintenance garden. Ideally located to favoured schools, excellent road links and an array of amenities including the Ikea retail park, you couldn't wish for more on your doorstep. The surrounding towns of Eastwood and Giltbrook provide further shops, bars and much more. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, radiator and doors to the lounge, dining kitchen and WC.

WC

WC, pedestal sink unit, chrome heated towel rail and obscured uPVC double glazed window to the front.

Lounge

5.36m x 4.94m (17' 7" x 16' 2") UPVC double glazed window to the rear, luxury vinyl flooring, radiator, storage cupboard and French doors to the rear garden.

Dining Kitchen

4.9m x 2.61m (16' 1" x 8' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & 5 ring gas hob with extractor over, fridge freezer, washing machine & dishwasher. UPVC double glazed window to the front, ceiling spotlights, wood effect laminate flooring and radiator.

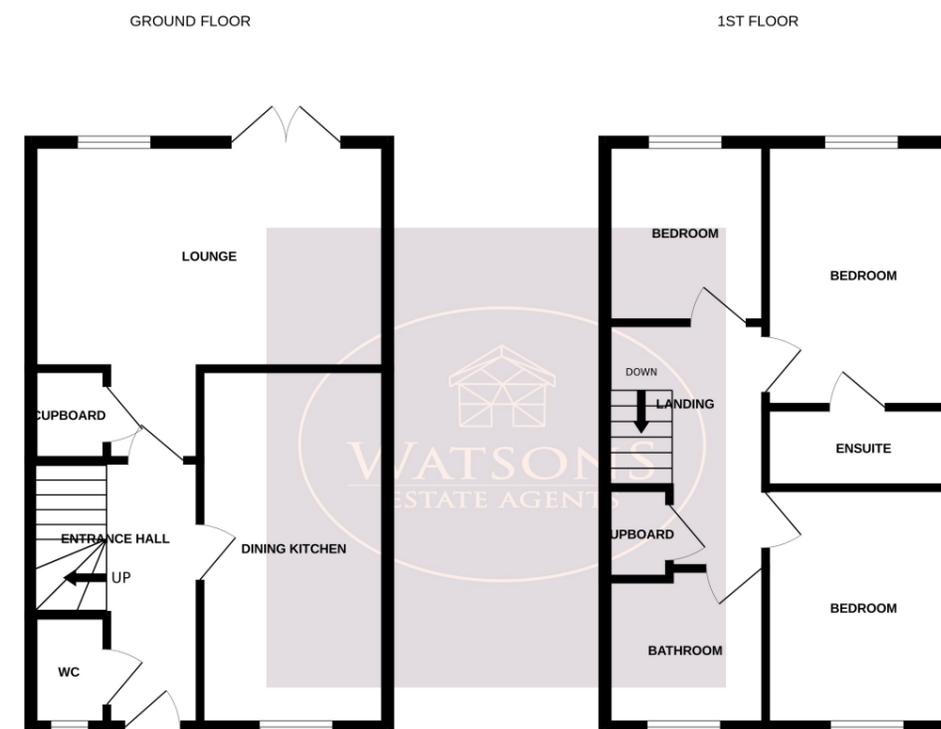
First Floor

Landing

Airing cupboard housing combination boiler, access to the attic (partly boarded), radiator and doors to all bedrooms and bathroom.

Primary Bedroom

3.96m x 2.68m (13' 0" x 8' 10") UPVC double glazed window to the rear and radiator. Door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the side, chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.57m x 2.72m (11' 9" x 8' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

2.46m x 2.22m (8' 1" x 7' 3") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the front, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a small flower bed with a range of plants & shrubs. Running alongside the property, a tarmac driveway provides off road parking. The rear garden comprises a paved patio seating area, timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The vendors has provided us with the following information: the boiler is located in the airing cupboard and is 6 years old.