

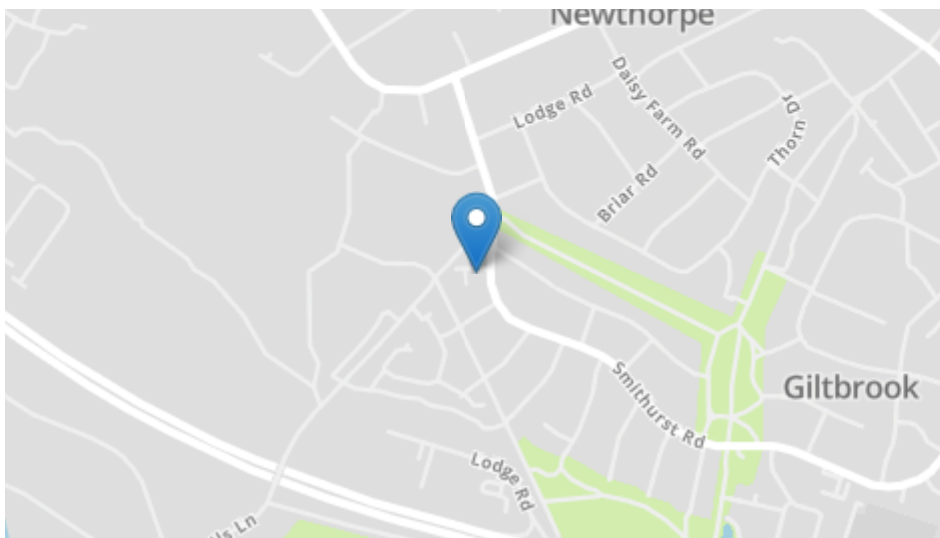
Sussex Close, Giltbrook, NG16 2XG

Guide Price £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- Generous Lounge Diner
- Driveway
- South West Facing Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance From Amenities
- Popular Cul-de-Sac Location
- No Upward Chain

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 - 27246003

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



*** GUIDE PRICE £180,000-£190,000 *** Whether you are a first time buyer or down-sizing, this semi detached home in Giltbrook comes to the market with NO UPWARD chain and offers , generous living space, 2 DOUBLE BEDROOMS and a southwest-facing rear garden. The accommodation comprises in brief: entrance hall, lounge diner, kitchen, first floor landing to the 2 bedrooms and bathroom. Outside, a driveway to the front provides ample off street parking, whilst the modest lawned rear is easy maintenance. The quiet cul-de-sac location gives easy access to a wealth of amenities in the nearby towns of Kimberley & Eastwood and there are good road links with the A610 & M1 motorway too. Call our sales team now to arrange a viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

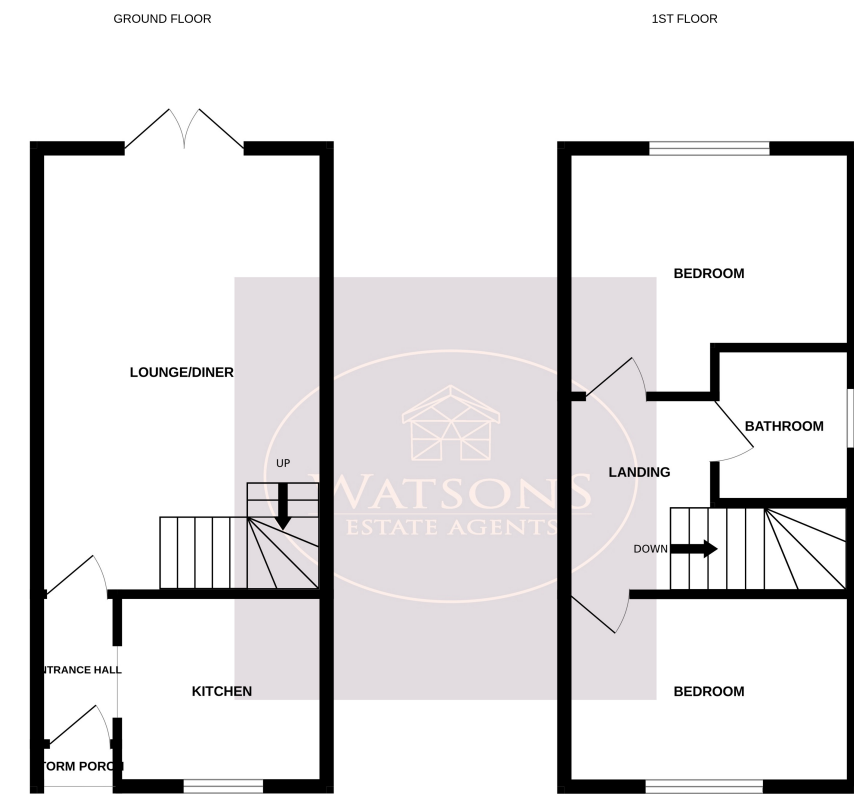
UPVC double glazed entrance door, radiator, wood effect laminate flooring and doors to the lounge diner & kitchen.

Lounge Diner

5.65m x 3.81m (18' 6" x 12' 6") Radiator, stairs to the first floor and French doors to the rear garden.

Kitchen

2.43m x 2.2m (8' 0" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, wood effect laminate flooring and integrated boiler. UPVC double glazed window to the front.



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.
Made with Metropix 02/24

First Floor

Landing

Access to the attic (partly boarded) and doors to both bedrooms and bathroom.

Bedroom 1

3.76m x 3.11m (2.42m min) (12' 4" x 10' 2") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 2

3.68m x 2.49m (12' 1" x 8' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side, radiator and extractor fan.

Outside

To the front of the property is a block paved driveway with parking for 2 cars and external tap. The low maintenance, South West facing rear garden comprises a paved patio, turfed lawn and timber built shed and is enclosed by timber fencing to the perimeter.