

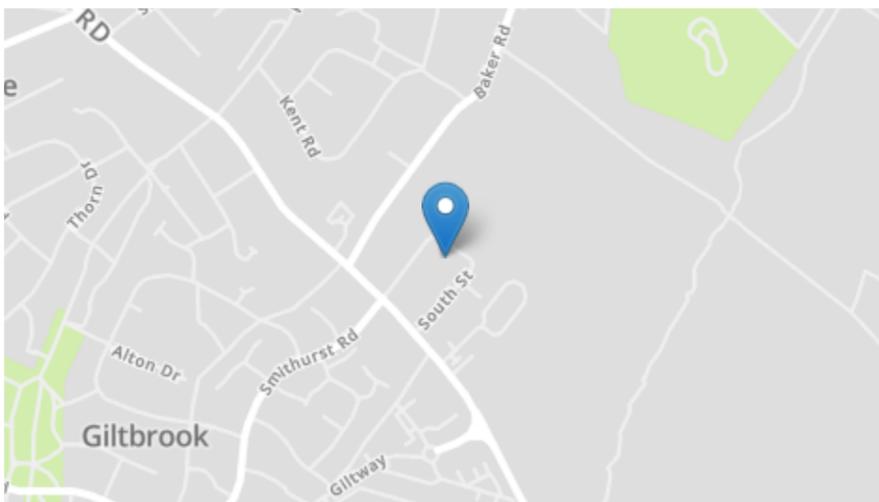
Giltbrook Crescent, Giltbrook, NG16 2GH

Guide Price £250,000



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



- Extended Detached Bungalow
- 3 Bedrooms
- En Suite & Family Bathroom
- Modern Dining Kitchen
- Off Road Parking
- West Facing Rear Garden
- Popular Residential Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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 - 30056005

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 £250,000 - £260,000 *** ***DOWNSIZE WITHOUT THE COMPROMISE***

This re-furbished and recently extended 3 bedroom detached bungalow in Giltbrook is ideally located close to amenities and bus routes and offered to the market with no upward chain. Briefly comprising; a modern dining kitchen with a range of sage green units, spacious lounge, inner hallway, 3 bedrooms with the master bedroom having it's own en-suite bathroom and a shower room. Outside, to the front is a driveway providing ample off road parking, and to the rear is a privately enclosed garden. Giltbrook's shops are on your doorstep, as is the Ikea Retail Park, Eastwood town centre, and excellent bus links. Contact Watsons to arrange a viewing.

Dining Kitchen

4.17m x 3.35m (13' 8" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit, Waist height electric oven and induction hob with extractor over. Plumbing for washing machine, ceiling spotlights, wood effect laminate flooring, radiator, 2 uPVC double glazed windows to the side, uPVC double glazed window to the front and door to the side leading to the driveway. Door to the inner hall.

Inner Hall

Wooden doors to the lounge, all bedrooms and shower room.

Lounge

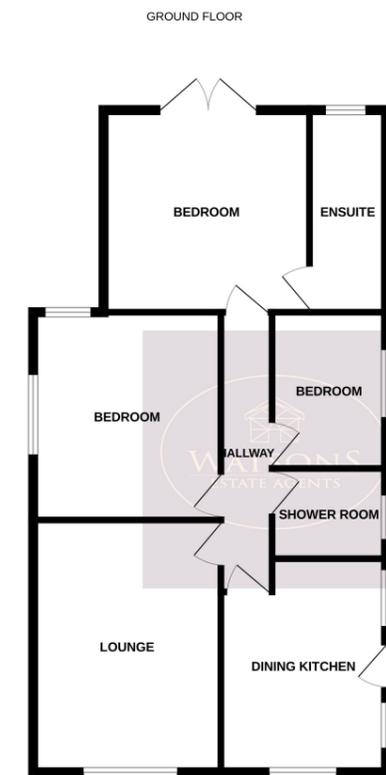
4.13m x 3.5m (13' 7" x 11' 6") UPVC double glazed window to the front, radiator.

Bedroom 1

3.61m x 3.56m (11' 10" x 11' 8") UPVC double glazed French doors to the rear and radiator. Wooden door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and bath. Heated towel rail, extractor fan, tiled flooring and obscured uPVC double glazed window to the rear.



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 Metagon (2020)

Bedroom 2

3.87m x 3.41m (12' 8" x 11' 2") UPVC double glazed windows to the rear & side and radiator.

Bedroom 3

2.4m x 2.06m (7' 10" x 6' 9") UPVC double glazed window to the side and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the side. Ceiling spotlights and wood effect laminate flooring.

Outside

To the front of the property are gravel beds. A paved driveway provides ample off road parking. The front is secured by brick wall to the perimeter with wrought iron gates. The rear garden comprises a paved patio seating area, pebble and gravel beds, composite shed and is enclosed by hedge & timber fencing to the perimeter.