

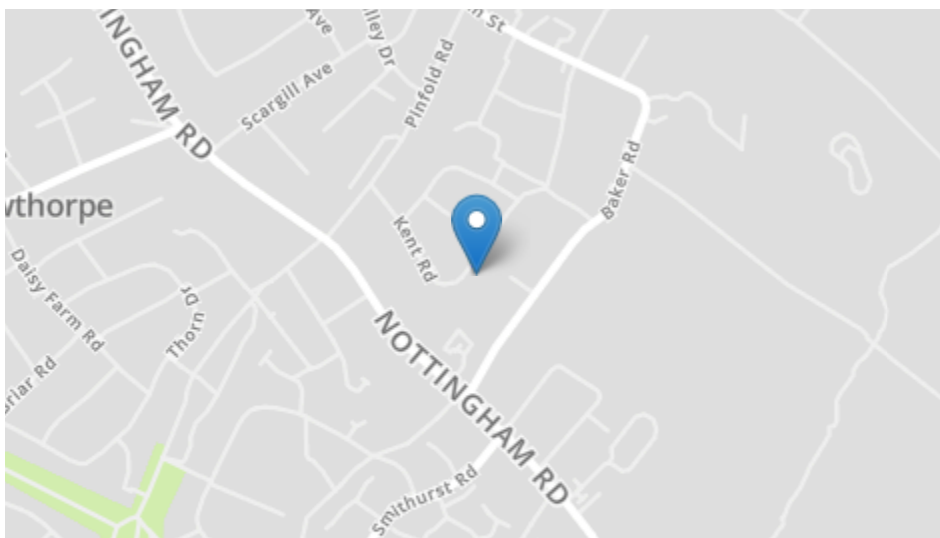
Kent Road, Giltbrook, NG16 2FU

Offers in Region of £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge & Kitchen
- Shower Room
- Driveway & Garage
- Front & Rear Gardens
- Short Drive To Eastwood Town Centre
- 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 - 26160609

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



\*\*\* ONE LEVEL LIVING \*\*\* Viewing is recommend on this semi detached bungalow in Giltbrook, perfect property for buyers looking to downsize without compromising too much on space. The accommodation comprises in brief; breakfast kitchen, lounge, inner hall, 2 double bedrooms and a shower room. Outside, a driveway to the front provides off road parking and leads to a single detached garage. The front and rear gardens are well established, with the rear garden having a good level of privacy. Kent Road is located within a mile of a wide range of amenities including Giltbrook Retail Park, Hilltop and Eastwood Town Centre. You're also just a 5 minute walk from a bus stop serviced regularly by Trent Barton including routes to & from Eastwood, Kimberley & Nottingham City Centre. For more information, call our team - 01159385577.

### Dining Kitchen

4.83m x 1.88m (15' 10" x 6' 2") Entrance door to the side. A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, radiator and uPVC double glazed window to the side and door to the lounge.

### Lounge

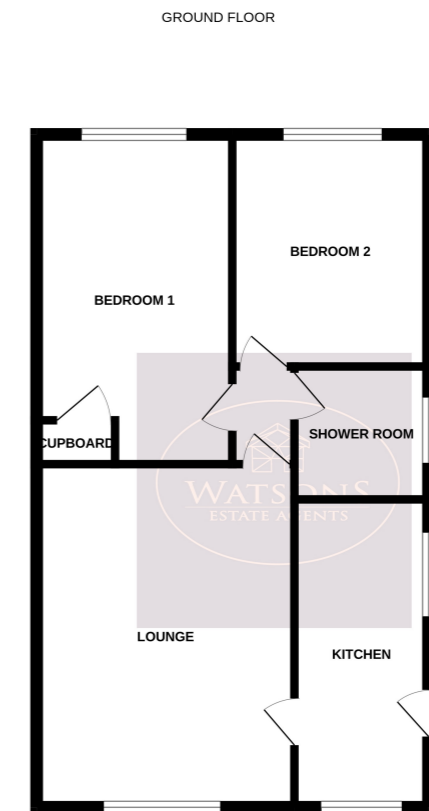
4.88m x 3.7m (16' 0" x 12' 2") UPVC double glazed bay window to the front, radiator and door to the inner hall.

### Inner Hall

Entrance door to the side and doors to all rooms.

### Bedroom 1

4.62m x 2.79m (15' 2" x 9' 2") UPVC double glazed window to the rear, radiator and fitted furniture.



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 (2022)

### Bedroom 2

3.14m x 2.79m (10' 4" x 9' 2") UPVC double glazed window to the rear, fitted wardrobe 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.

### Outside

To the front of the property there are gravel beds with a range of mature plants & shrubs. A driveway provides ample off road parking and leads to a detached single garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, lawned garden, flower bed borders with a range of mature plants and shrubs. The garden is enclosed by timber fencing to the perimeter with open access to the side.