

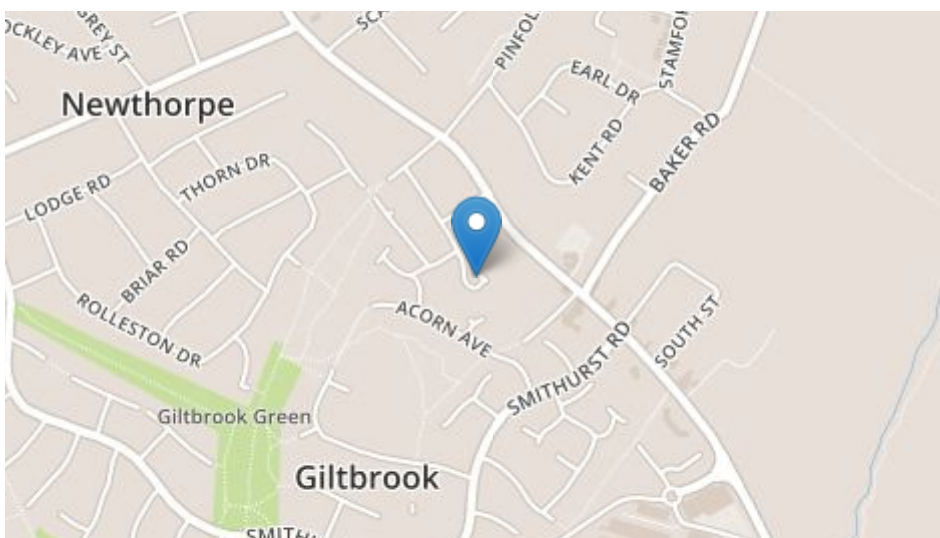
Orchil Street, Giltbrook, NG16 2WS

Offers Over £180,000



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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			
England, Scotland & Wales		82	84
		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 - 18271772

- Modern Mid Town House
- 4 Bedrooms
- Conservatory & Downstairs WC
- Driveway
- Low Maintenance Garden
- Popular Residential Location Close To Amenities
- Excellent Road & Public Transport Links
- Well Presented Throughout

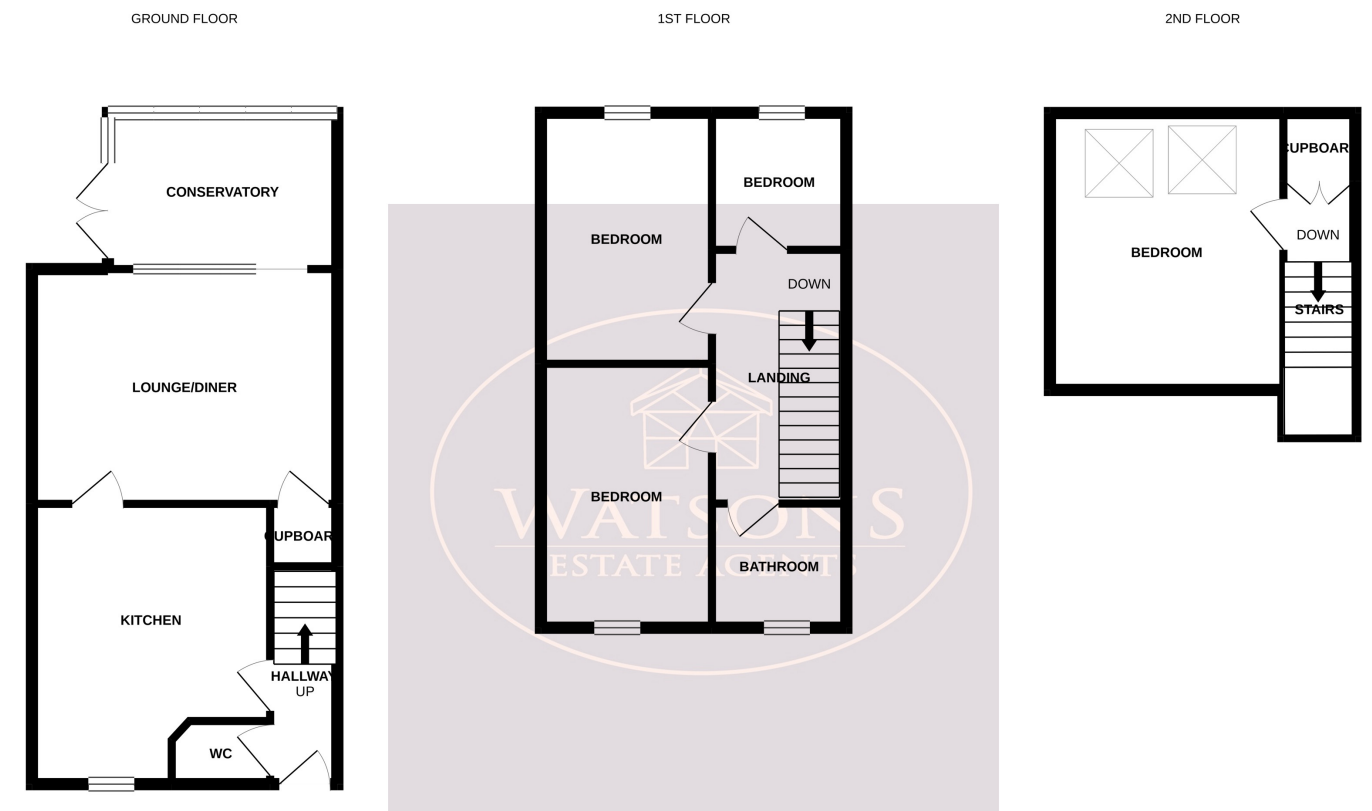
Our Seller says....

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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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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***** SPACIOUS FAMILY LIVING ***** This modern mid town house is located in a sought after residential area and would be ideal as a first time home for a young family. The accommodation briefly comprises: Entrance hallway, WC, dining kitchen with integrated appliances, lounge and conservatory over looking the rear garden. On the first floor the landing leads to the three bedrooms and family bathroom. From the landing, stairs lead to the 2nd floor which gives access to a further bedroom which was converted by our sellers in 2016. Outside, to the front of the property a driveway provides off road parking, whilst the enclosed rear garden is low maintenance with a decking area, artificial lawn and summer house. The location provides easy access to a number of recreational areas and play parks. Both Kimberley & Eastwood Town Centres are a short drive away and offer a wide range of shops, public services & amenities. Nearby transport links include the Rainbow One bus service and the A610, which leads to Junction 26 of the M1 motorway. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door, stairs to the first floor, radiator and door to the WC.

WC

WC, wall mounted sink, radiator and extractor fan.

Lounge

3.5m x 3.47m (11' 6" x 11' 5") Under stairs storage, radiator and open access to the conservatory and door to the dining kitchen.

Conservatory

3.3m x 2.29m (10' 10" x 7' 6") Full height uPVC double glazed windows to the rear and side and door to the rear garden.

Dining Kitchen

4.45m x 3.56m (14' 7" x 11' 8") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Combination boiler, plumbing for washing machine and dish washer, tiled flooring and radiator.

First Floor

Landing

Stairs up to the second floor, radiator and doors to bedrooms and bathroom.

Bedroom 2

3.78m x 2.61m (12' 5" x 8' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.89m x 2.44m (12' 9" x 8' 0") UPVC double glazed window to the front and radiator.

Bedroom 4

2.04m x 1.84m (6' 8" x 6' 0") UPVC double glazed window to the rear 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 front, ceiling spotlights, radiator and extractor fan.

Second Floor

Bedroom 1

3.98m x 3.4m (13' 1" x 11' 2") 2 Velux windows, radiator and eaves storage cupboard.

Outside

To the front of the property a tarmac driveway provides off road parking for 2 cars. The low maintenance rear garden has an artificial lawn, raised decking section and a summer house with uPVC double glazed windows and power. The garden is enclosed by timber fencing with gated access to the rear.