



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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***** CALLING ALL FIRST TIME BUYERS ***** This 2 bedroom semi is positioned on cul-de-sac in Giltbrook so it has easy access to a wealth of amenities & transport links. The property itself is well presented throughout and comes to the market with **NO UPWARD CHAIN**. In brief, comprising: lounge & kitchen downstairs, upstairs landing to the 2 bedrooms & shower room. A driveway running alongside the property provides ample of street parking and the lawned rear garden is enclosed by timber fencing and is fairly low maintenance. Call our team now to arrange a viewing.

Ground Floor

Lounge

4.22m x 3.58m (13' 10" x 11' 9") UPVC double glazed bay window to the rear, uPVC double glazed entrance door, radiator, stairs to the first floor, wood effect laminate flooring and door to the kitchen.

Kitchen

3.6m x 2.58m (11' 10" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Integrated combination boiler, plumbing for washing machine & dishwasher. UPVC double glazed windows to the front & side, ceiling spotlights, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, built in storage cupboard and doors to both bedrooms and shower room.

Bedroom 1

3.47m x 2.6m (11' 5" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.32m x 1.71m (10' 11" x 5' 7") UPVC double glazed window to the rear, access to the attic and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual effect shower. Chrome heated towel rail, automatic spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

The front of the property is paved. Running alongside the property is a tarmac driveway offering ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn and aluminium shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.