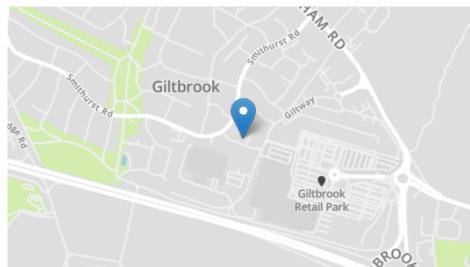
# Offers Over £160,000



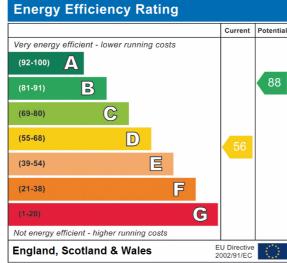
Offers Over £160,000





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 - 25416821

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.



The Propert

rightmove





- Semi Detached House
- 2 Bedrooms
- Off Road Parking
- Popular Cul De Sac Location
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- No Upward Chain

40 Main Street, Kimberley, NG16 2LY www.watsons-residential.co.uk





Our Seller says....



Offers Over £160,000



\*\*\* 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.

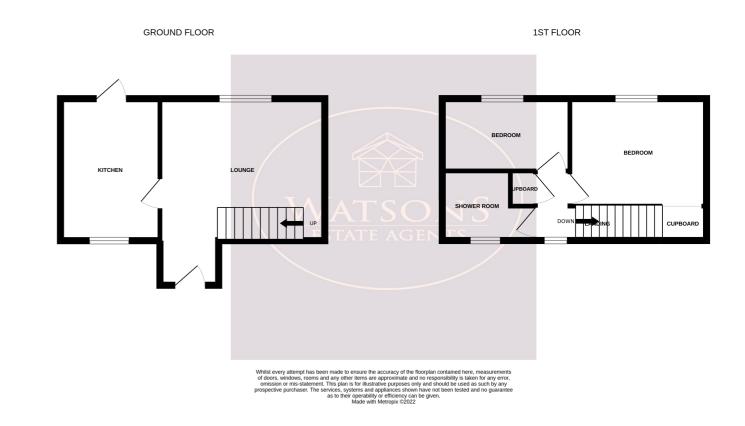
#### Kitchen

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 tarmacadam 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.