

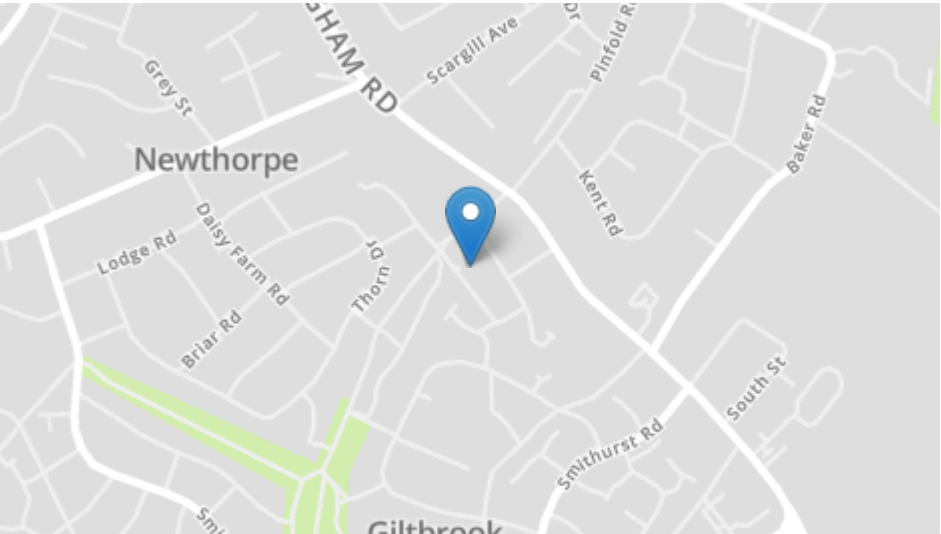
Tyrian Street, Giltbrook, NG16 2WL

Guide Price £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- End Town House
- 3 Bedrooms
- Downstairs WC
- En Suite & Family Bathroom
- Off Road Parking
- Generous Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Eastwood & Kimberley Town Centres
- 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 - 29573180

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 *** £220,000 - £230,000 *** FIRST TIME BUYER DELIGHT *** Brought to the market with no upward chain, and locate on the popular Giltbrook estate is this modern, three bedroom end town-house. Features include a downstairs WC, en-suite to primary bedroom, off road parking, and a generous rear garden. Briefly comprising; entrance hallway; downstairs WC, kitchen, lounge/diner. To the first floor, three bedrooms, primary with en-suite, and family bathroom. Outside, the property is located at the top of the cul-de-sac, with a driveway to the side, and a generous and private garden to the rear. Located on the well regarded Giltbrook estate, the property is within easy reach of the Ikea retail park, the surrounding towns of Eastwood and Kimberley, and excellent road and transport links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Doors to the WC, dining kitchen and lounge. Stairs to the first floor.

WC

WC, vanity sink unit and radiator.

Lounge/Diner

4.57m x 3.64m (15' 0" x 11' 11") Understairs storage cupboard, radiator and French doors to the rear garden.

Kitchen

4.70m x 2.54m (15' 5" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine & dishwasher. Radiator, wall mounted combination boiler and uPVC double glazed window to the front.

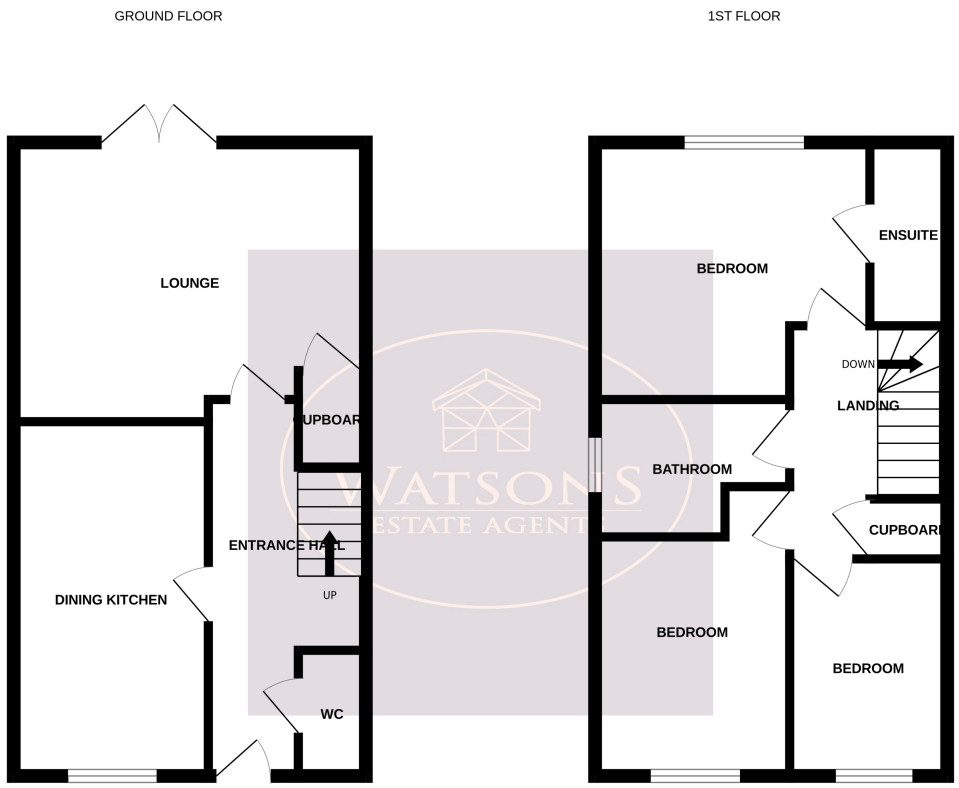
First Floor

Landing

Airing cupboard, access to the attic and doors to all bedrooms and bathroom.

Primary Bedroom

3.67m x 3.3m (12' 0" x 10' 10") UPVC double glazed window to the rear, radiator and door to the en suite.



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 12/2025

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator.

Bedroom 2

3.98m x 2.52m (13' 1" x 8' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

2.89m x 2.03m (9' 6" x 6' 8") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with rainfall effect shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn and gravel beds. A tarmacadam driveway running alongside the property provides ample off road parking. The rear garden comprises a paved patio seating area, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: The boiler is located in the kitchen and is 15 years old. It was last serviced February 2025.