



Pinfold Road
Giltbrook Nottingham

burchell
edwards

Pinfold Road Giltbrook Nottingham NG16 2FT

for sale offers in the region of
£210,000



Property Description

A well Presented semi-detached property in the popular location of Giltbrook. Pinfold road is ideally located in close proximity to the Town centre with a range of local amenities including a schools, shops and transport links. In brief the accommodation offers an entrance hall way , dining room to the right hand elevation , kitchen to the left hand elevation and large lounge to the rear. To the first floor are three bedrooms and family four piece bathroom. Outside the property there is a large driveway providing off road parking, an enclosed rear garden with planted boarders, fenced boundaries steps up to a raised patio area and lower patio area. The property is both gas central heated and double glazed throughout. Viewing is absolutely essential to appreciate the accommodation on offer.

Lounge

13' 4" Max x 20' 5" Max (4.06m Max x 6.22m Max)
Situating to the rear elevation with hard wood flooring, large double glazed window with radiator below and door to the kitchen

Dining Room

15' 9" Max x 8' 1" Max (4.80m Max x 2.46m Max)
Situating to the right hand elevation, the converted garage is now set as the dining room with hard wood flooring, upscale double glazed window and radiator.

Kitchen

8' 4" Max x 18' 7" Max (2.54m Max x 5.66m Max)
Situating to the left hand elevation, the modern kitchen comprises of a variety of matching wall and base units with counter tops over, sink and drainer unit, space for oven and hobs ,plumbing for washing machine, dishwasher, space for fridge and freezer, tiled flooring, UPVC rear door leading to the garden and a door leading to the lounge.



Bedroom One

8' 4" Max x 16' Max (2.54m Max x 4.88m Max)
Situated to the right hand front elevation, this double bedroom benefits with built in wardrobe space, storage over the stairs, large UPVC windows to the front elevation with radiator and carpet flooring

Bedroom Two

10' 5" Max x 11' 7" Max (3.17m Max x 3.53m Max)
Situated to the right hand rear elevation, this double bedroom has a UPVC window to the rear elevation radiator and carpet flooring

Bedroom Three

.8' 6" Max x 15' 3" Max (2.59m Max x 4.65m Max)
Situated to the left hand rear elevation, this double bedroom has a UPVC window to the rear elevation radiator and carpet

Bathroom

Located to the front left hand elevation the four piece family suite comprising of a low level W.C, wash hand basin with mixer tapes over, panelled bath, shower cubical, frosted UPVC window and vinyl flooring.

Front

The property sits back behind the driveway providing off road parking. To the side there is a secure gate allowing access to the rear

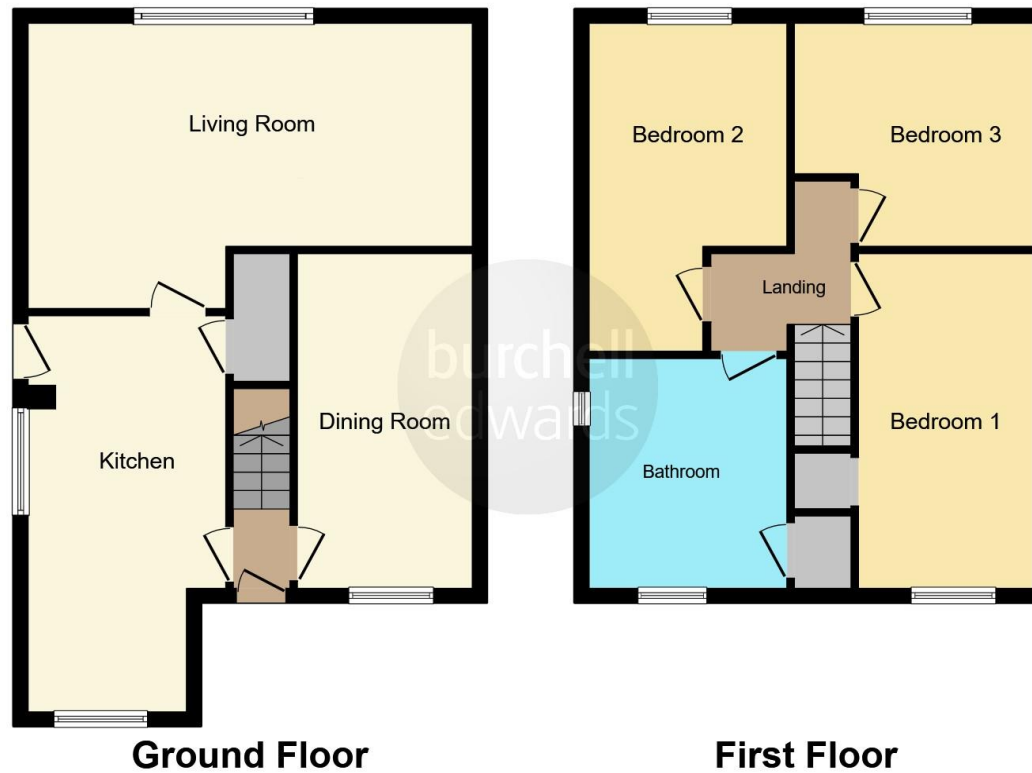
Rear

The rear of the property is fully enclosed with fenced boundaries and benefits from a patio area with steps leading to a upper patio area allowing you to enjoy the sun in your private oasis surrounded by mature shrubs with colour.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD206569



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206569 - 0004