



Nottingham Road
Giltbrook Nottingham



Nottingham Road Giltbrook Nottingham NG16 2FN

for sale offers in the region of
£170,000



Property Description

Burchell Edwards are delighted to present this two bedroom mid-terrace property in the popular location of Giltbrook. Nottingham road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the property comprises of an attractive open lounge which then leads to the Dining room that flows into the kitchen to the rear. To the first floor are two bedrooms and a family bathroom suite. The property is UPVC double glazed and gas centrally heated. Outside, the rear garden is laid with lawn and patio areas with a secured fence boundary. The property also benefits from off street parking for a small vehicle. Call today to secure your viewing!

Lounge

11' 8" x 10' 9" (3.56m x 3.28m)

The property is accessed via a composite front door leading into the lounge where there is a laminate flooring, double glazed window to the front elevation, coving to the ceiling and door to the dining room.

Dining Room

14' 6" x 11' 8" (4.42m x 3.56m)

Having a continuation of the laminate flooring, stairs rising to the first floor, double glazed window to the rear elevation and open access to the kitchen.

Kitchen

13' 6" x 7' 9" (4.11m x 2.36m)

Having a range of wall and base units with work surfaces over, one and a quarter bowl sink and drainer with mixer tap over, integrated electric oven, gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed window to the side elevation and double glazed French doors to the rear leading out to the garden.



First Floor Landing

Having carpet flooring and doors off to the bedrooms and bathroom.

Bedroom One

12' x 10' 6" (3.66m x 3.20m)

Having double glazed window to the front elevation, carpet flooring, over stairs storage cupboard and a radiator.

Bedroom Two

.12' x 6' 1" (3.66m x 1.85m)

Having double glazed window to the rear elevation, laminate flooring and a radiator.

Bathroom

Having bath with mains fed shower over and glazed screen, vanity wash hand basin and low level W.C, tiled flooring, fully tiled walls and chrome heated towel rail.

Front

To the front of the property is a paved area which is off road parking for a small vehicle leading to the entrance door.

Rear

The enclosed rear garden is mainly laid to lawn with a paved patio area, decked area, and fenced boundaries.









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

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EPC Rating: C

Tenure: Freehold

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