



Giltbrook Crescent
Giltbrook Nottingham



Giltbrook Crescent Giltbrook Nottingham NG16 2GH

for sale offers in the region of
£250,000



Property Description

Burchell Edwards are pleased to present to the market this three bedroom detached family home in the popular location of Giltbrook. Ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of an entrance porch leading to an entrance hall, cloakroom, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms, family bathroom and separate W/C. The rear of the property you will find a low maintenance garden which is mainly laid to lawn. The property also offers off road parking as well as access to a garage. This delightful property is both bright and spacious and offers scope to anyone looking to put their own stamp on a property! Viewings are essential to fully appreciate the accommodation on offer.

Ground Floor

Entrance Porch

Having a double glazed window to the front and door leading into the entrance hall.

Entrance Hall

Giving access to the lounge, dining room, kitchen and cloakroom as well as having stairs leading to the first floor.

Cloakroom

Fitted with a W/C and wash hand basin.

Lounge

13' 4" x 11' 3" (4.06m x 3.43m)

Having two double glazed windows to the front and side, feature fireplace, radiator and carpet flooring.

Dining Room

13' 7" x 9' 8" (4.14m x 2.95m)

Having two double glazed windows to the side and rear, feature wall mounted electric fire, radiator and carpet flooring.

Kitchen

11' 9" x 7' 8" (3.58m x 2.34m)

Fitted with matching wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. There is a free standing oven, space and plumbing for a washing machine and dishwasher, space for an under counter fridge, radiator, part tiled walls, double glazed window overlooking the rear garden and a door leading to the utility/lobby area.

Utility/Lobby

Having three storage/pantry cupboards and doors leading out to the garden and into the garage.

First Floor

Landing

Having a double glazed window to the side and doors leading to the three bedrooms, bathroom and separate W/C.

Bedroom One

13' 4" x 12' (4.06m x 3.66m)

Having two double glazed windows to the front and side, fitted wardrobes, radiator and carpet flooring.

Bedroom Two

12' 7" x 12' (3.84m x 3.66m)

Having two double glazed windows to the side and rear, wardrobe/storage cupboard, radiator and carpet flooring.

Bedroom Three

8' 9" x 6' 9" (2.67m x 2.06m)

Having a double glazed window to the front, radiator and carpet flooring.

Bathroom

Fitted with a bath with shower attachment over and a wash hand basin. Having partly tiled walls two double glazed obscure windows to the side and rear and a radiator.

W/C

Fitted with a W/C, radiator partly tiled walls and a double glazed obscure window to the side.

Outside

Front

To the front of the property you will find gates which lead to the driveway. The front also offers a lawned area as well as giving access to the garage and access down the side to the rear.

Rear

To the rear of the property you will find a low maintenance garden which is mainly laid to lawn.

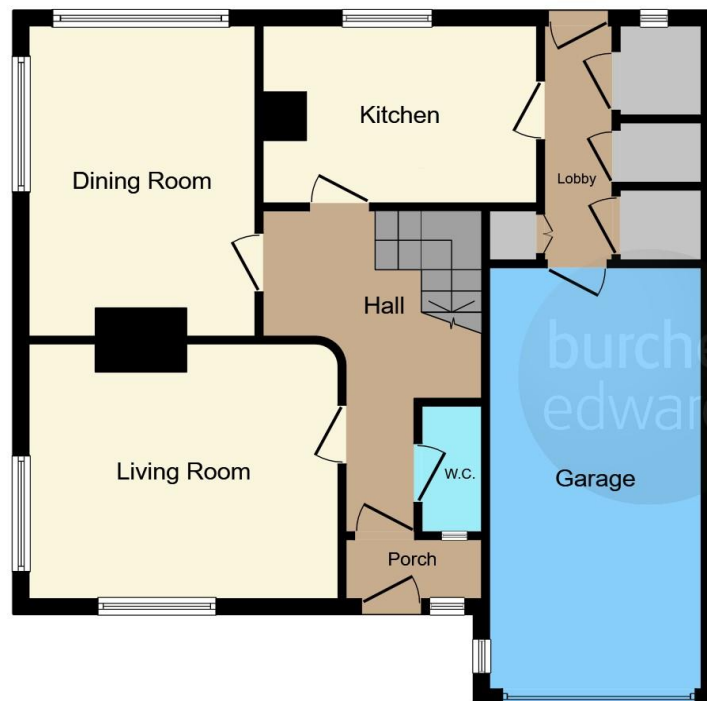
Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









Ground Floor



First Floor

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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134 Nottingham Road Eastwood
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207279



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.

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Property Ref: EWD207279 - 0006