



Kent Road  
Giltbrook Nottingham

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### Property Description

A well-presented three-bedroom semi-detached home situated in the sought-after area of Giltbrook. This property offers a spacious lounge, modern kitchen, and three bedrooms, making it ideal for families or first-time buyers. Outside, you'll find a private rear garden and convenient off-street parking. Located close to local amenities, transport links, and nearby retail parks, this home offers an excellent balance of practicality and lifestyle appeal. Get in touch now to arrange your viewing!

### Lounge

UPVC double glazed window to the front elevation, with carpet flooring, gas fire and radiator. UPVC double glazed French doors to the rear elevation leading to the garden. Access to the stairs.

### Kitchen

Featuring fitted wall and base units, an integrated fridge freezer, oven and hob with extractor fan and plumbing for washing machine. UPVC door to the rear elevation leading to the garden with vinyl flooring.



## Landing

Carpet flooring with a window leading too;

## Bedroom One

UPVC double glazed window to the front elevation, with a radiator, fitted wardrobes and carpet flooring.

## Bedroom Two

UPVC double glazed window to the rear elevation with carpet flooring, a radiator and access to the boiler fitted in a cupboard.

## Bedroom Three

UPVC double glazed window to the front elevation, with carpet flooring and a radiator.

## Bathroom

W.C, heated towel rail, sink with drawers and mixer tap and a shower over the bath. Partially tiled with a double glazed UPVC window to the rear elevation and vinyl flooring.

## Garden

Recently landscaped garden with artificial grass and patio area, with a shed, and access to the front of the property via a gate.

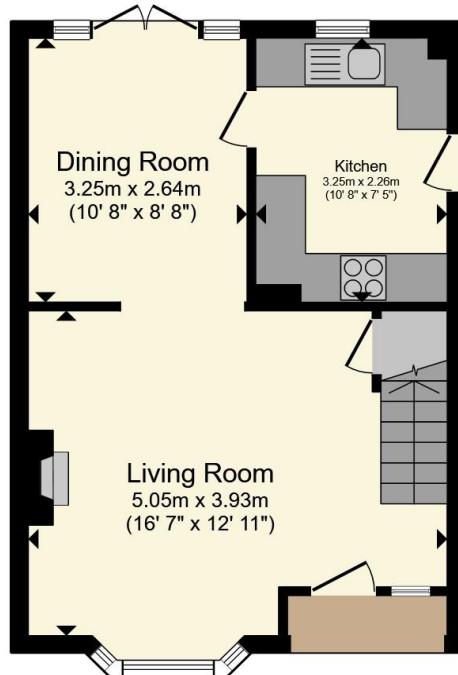
## Front

A lawned area to the front of the property with off road parking.

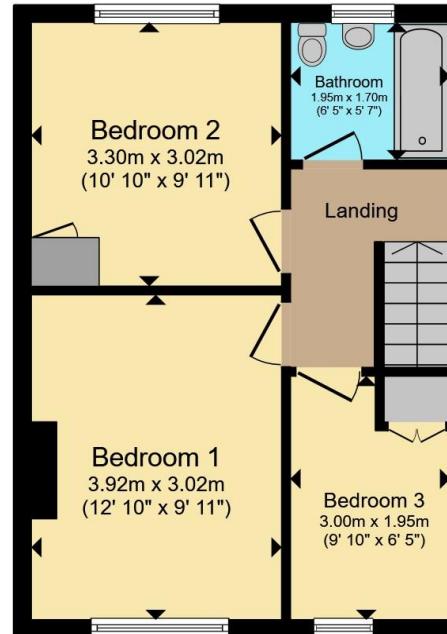








**Ground Floor**



**First Floor**

**Total floor area 74.7 m<sup>2</sup> (804 sq.ft.) approx**

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To view this property please contact Burchell Edwards on

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EPC Rating:  
Awaited

Council Tax  
Band: B

Tenure: Freehold

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