

Acorn Avenue
Giltbrook Nottingham

burchell edwards

Acorn Avenue
Giltbrook Nottingham NG16 2UF

for sale guide price
£180,000







Property Description

Positioned on the popular Acorn Avenue in Giltbrook, this impressive three-bedroom link-detached home offers generous and versatile accommodation and is offered for sale with no onward chain.

A welcoming entrance hall leads into a spacious reception room, complete with a feature fireplace and ample space for relaxing and entertaining. The fitted kitchen offers a range of wall and base units and is complemented by a practical utility room and convenient ground-floor WC. To the rear, a conservatory and lean-to area provide further flexible living space and a wonderful connection to the garden.

Upstairs, the property offers three well-proportioned bedrooms alongside a family bathroom, with bedroom one benefitting from fitted wardrobes.

Externally, a generous driveway provides off-road parking and leads to the integral garage, while established planting enhances the frontage. The enclosed rear garden is designed for low-maintenance enjoyment, featuring artificial lawn, decked seating areas, mature planting, a pergola and trellising, creating an inviting setting for outdoor dining and entertaining.

Viewings are highly recommended to appreciate this excellent family home. Call today to ensure you don't miss out!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall
A welcoming entrance hall with laminate flooring, useful storage and a door leading into the reception room.

Reception Room
A spacious and well-presented reception room featuring a front-facing window, feature fireplace with wooden surround and neutral décor. The room offers ample space for a range of lounge furniture and benefits from fitted shelving and carpeted flooring.

Kitchen
A well-proportioned kitchen/diner fitted with a range of wooden wall and base units, contrasting work surfaces and tiled splashbacks. There is ample space for a dining table and chairs, with recessed ceiling lighting, a window over the sink and sliding doors providing access to the conservatory.

Utility
A practical utility room fitted with work surfaces, storage cupboards and a Belfast-style sink, with space and plumbing for a washing machine. Finished with tiled flooring, recessed ceiling lighting and a door providing access to the rear.

Wc
A convenient ground-floor WC fitted with a low-level WC and wash hand basin, with tiled splashback, radiator and frosted window providing natural light.

Lean-To
A versatile Lean-To providing additional living space, with a glazed roof and surrounding panels allowing plenty of natural light. Offering space for seating and dining furniture, with access leading out to the rear garden.

Conservatory
A bright and versatile conservatory with a pitched roof, windows overlooking the rear garden and space for a range of seating. A door provides access through to the adjoining lean-to, creating additional flexible living space.

Garage
An integral garage providing useful off-road parking or additional storage space, with internal access into the property.

Landing
A carpeted first-floor landing providing access to all three bedrooms and the shower room, with stairs leading down to the ground floor and a ceiling hatch providing access to the loft space.

Bedroom One
A spacious double bedroom benefiting from two front-facing windows, allowing plenty of natural light, fitted wardrobes with ample space for a range of bedroom furniture.

Bedroom Two
A well-proportioned bedroom with a rear-facing window, neutral décor and space for freestanding bedroom furniture.

Bedroom Three
A versatile third bedroom with a front-facing window and wood-effect flooring, ideal for use as a single bedroom, home office or study.

Bathroom
A well-proportioned bathroom fitted with a corner bath with overhead shower, pedestal wash hand basin and WC. Benefits from a frosted window, heated towel rail, tiled splashback and wood-effect flooring.

Externals

Front Garden
A neat frontage with established shrubs and low-maintenance planting, complemented by a spacious driveway providing off-road parking and access to the garage.

Rear Garden
An enclosed, low-maintenance rear garden featuring decked seating areas, artificial lawn and mature planting. A timber pergola and trellising create an attractive space for outdoor seating and entertaining.










HEROES









Ground Floor **First Floor**

Total floor area 120.7 m² (1,299 sq.ft.) approx

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.propertybox.io

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD208028

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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