

Earl Drive
Giltbrook Nottingham

burchell edwards

Earl Drive
Giltbrook Nottingham NG16 2FX

for sale guide price
£180,000







Property Description

Earl Drive, Giltbrook

Offered for sale with NO UPWARD CHAIN, this detached two-bedroom bungalow occupies a generous plot in the sought-after residential area of Giltbrook and presents an excellent opportunity for buyers looking to personalise a home to their own taste.

The accommodation comprises an entrance porch leading into the kitchen, a spacious living room with feature fireplace, two well-proportioned double bedrooms, and a shower room fitted with a three-piece suite. To the rear, a substantial conservatory spans the width of the property, providing versatile additional living space with direct access from both bedrooms and French doors opening onto the garden.

Externally, the property benefits from mature front and rear gardens. The rear garden is particularly impressive, featuring lawned areas, established trees and shrubs, a pond, greenhouse, detached outbuilding and a wealth of potential for keen gardeners or those seeking a private outdoor retreat.

Ideally positioned for access to local amenities, transport links and nearby countryside walks, this bungalow offers fantastic scope for improvement and is available with the added benefit of no onward chain.

Early viewing is highly recommended.

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.

Porch

A useful entrance porch providing access into the property, featuring a UPVC entrance door with decorative glazed insert. An opening leads through to the kitchen and living room.

Living Room

A well-proportioned living room featuring a large front-facing window providing plenty of natural light, laminate flooring, and a decorative fireplace with marble-effect hearth and surround. Offering ample space for both seating and entertaining, the room provides access to the inner hall leading to the bedrooms and shower room.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Space is provided for appliances, with dual aspect windows allowing natural light into the room. A door gives access to the side of the property, whilst an opening leads through to the entrance porch.

Bedroom One

A good-sized double bedroom featuring fitted wardrobes with overhead storage, providing excellent built-in storage solutions. A rear-facing window overlooks the conservatory, filling the room with natural light, while glazed double doors offer direct access into the conservatory.

Bedroom Two

A well-proportioned double bedroom enjoying direct access to the conservatory via patio door. Offering ample space for a range of bedroom furniture, the room benefits from a pleasant rear aspect and convenient access to the inner hall and shower room.

Bathroom

Fitted with a three-piece suite comprising a corner shower enclosure, wash hand basin and low-level WC. Complemented by tiled walls and flooring, the room also benefits from a frosted side-facing window providing natural light and ventilation.

Conservatory

A spacious conservatory extending across the rear of the property, enjoying an abundance of natural light through surrounding glazing and a glazed roof. Offering versatile space for sitting, dining or entertaining, the room benefits from French doors opening onto the rear garden and access into both bedrooms.

Externals

Front Garden

The property is set back from the road behind a mature front garden with a variety of established shrubs and planting. A pathway leads to the front entrance, while gated side access provides entry to the rear garden and additional storage area.

Rear Garden

A generous and mature rear garden offering excellent potential for landscaping and outdoor enjoyment. Predominantly laid to lawn with a range of established trees, shrubs and planting, the garden features a pond, greenhouse, detached outbuilding and paved pathways. Enclosed boundaries provide a good degree of privacy, while the sizeable plot offers ample space for gardening, relaxing or entertaining.







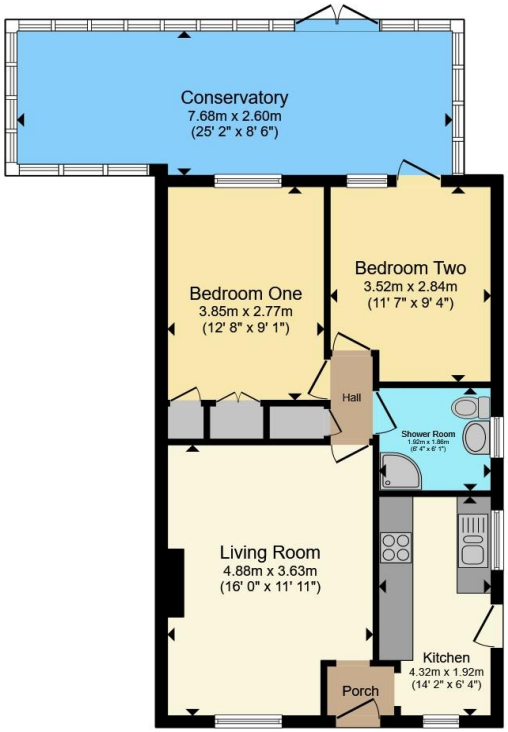












Total floor area 74.9 m² (806 sq.ft.) approx

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

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