



Wessex Drive  
Giltbrook, Nottingham NG16 2YP

**£175,000 Freehold**

A TWO DOUBLE BEDROOM MID TOWN  
HOUSE.





Tucked away from the hustle and bustle of everyday life can be found this two double bedroom mid town house. NO UPWARD CHAIN.

This property was built circa 2012 and is situated in this popular, now established, residential suburb. The property has the benefit of being positioned at the end of the estate and backing onto open fields.

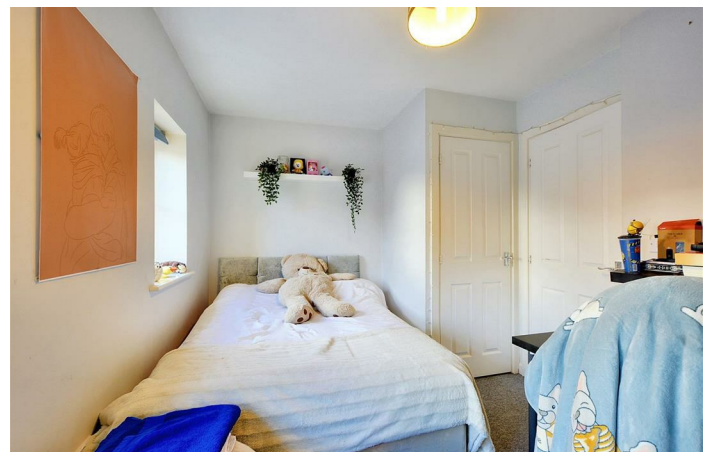
The property enjoys enclosed rear gardens with patio and lawns. There is also off-street parking for two vehicles within an adjacent courtyard.

The property benefits from central heating and double glazing.

The accommodation comprises entrance hall, cloakroom/WC, kitchen to the front and lounge/diner to the rear. To the front floor, the landing provides access to two well proportioned double bedrooms and family bathroom.

Conveniently situated within Giltbrook, close to the well renowned IKEA and Giltbrook Retail Park. The town of Giltbrook offers a good variety of shops, facilities and local amenities. For those wishing to commute, the A610 is a short drive away, linking into Derbyshire, Nottingham city centre, as well as Junction 26 of the M1 motorway.

The property will suit first time buyers, as well as those looking to downsize. An internal viewing is recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor, radiator.

## CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

## KITCHEN

11'9" x 6'3" (3.59 x 1.91)

Range of fitted wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher, as well as appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window to the front.

## LOUNGE/DINER

13'1" x 11'0" (4.01 x 3.37)

Radiator, double glazed French doors leading to the rear garden.

## FIRST FLOOR LANDING

Radiator, doors to bedrooms and bathroom.

## BEDROOM ONE

13'1" x 8'7" (4 x 2.63)

Overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

13'1" x 7'9" (4.01 x 2.38)

Radiator, double glazed window to the rear enjoying views over fields to the rear.

## BATHROOM

6'7" x 6'5" (2.02 x 1.96)

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower and screen over. Partially tiled walls, radiator, extractor.

## OUTSIDE

To the front, the property has a small open plan garden

laid to lawn. To the rear is an enclosed fenced-in garden with patio and lawn. At the foot of the plot there is a gate leading to a pathway to an adjacent courtyard where there is designated off-street parking for two vehicles.

## AGENTS NOTE

The property is freehold but subject to a service charge as a contribution towards the communal areas and courtyard. Further information is available upon request.

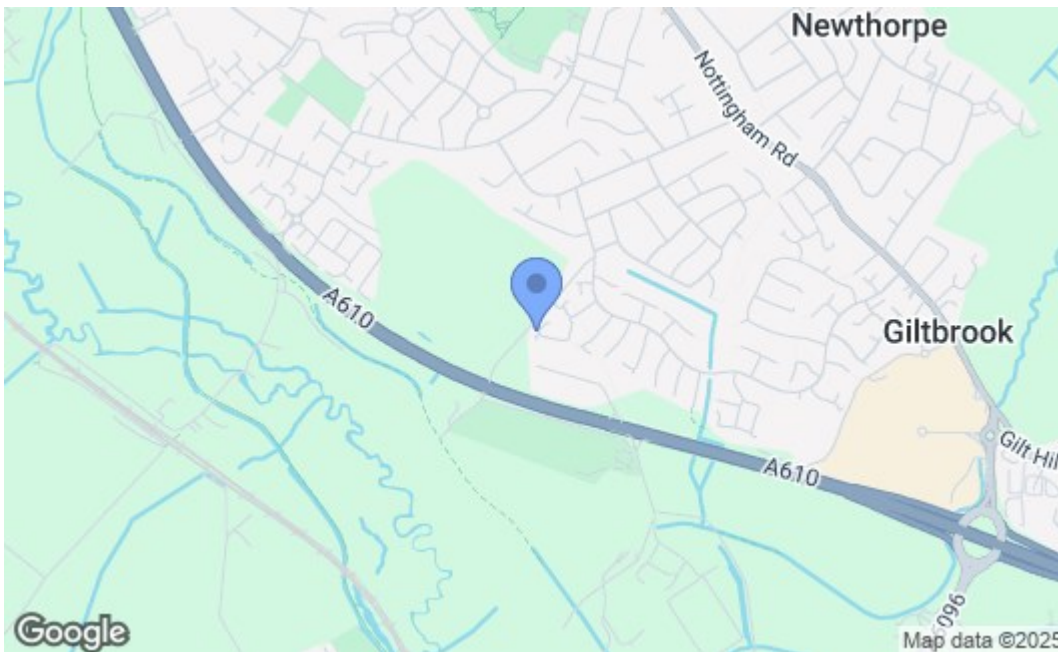
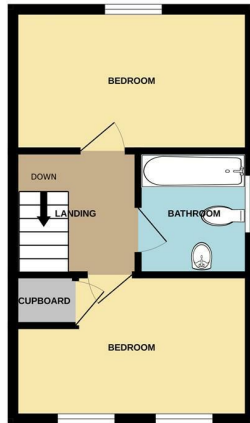
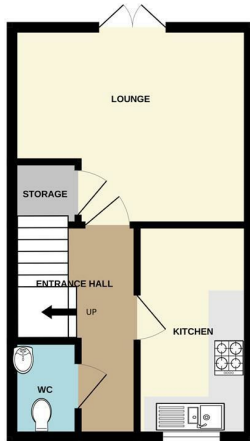




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.