

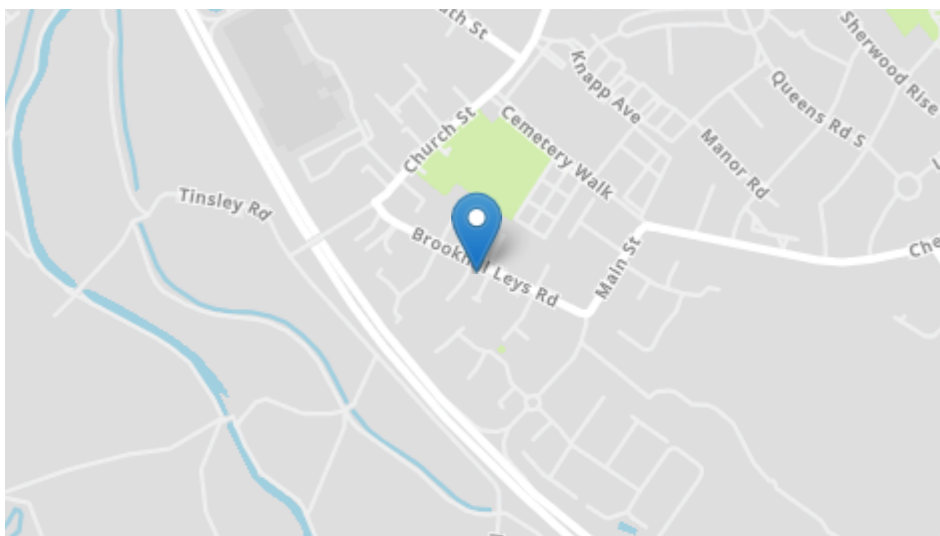
Brookhill Leys Road, Eastwood, NG16 3HZ

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Conservatory
- Driveway & Double Garage/Workshop
- Southwest Facing Rear Garden
- Walking Distance to Eastwood Town Centre
- No Upward Chain

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28007230

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



***** WHAT A GREAT PRICE! ***** For this charming 2 bedroom detached bungalow which is offered for sale with NO CHAIN. Located conveniently for Eastwood and access to the A610 this lovely bungalow will appeal to those looking to downsize to a property that is easy to maintain. Call our team today to book your viewing.

Entrance Hall

UPVC entrance door to the side, radiator and access to the attic. Opening to the kitchen and doors to the lounge, both bedrooms and the shower room.

Lounge

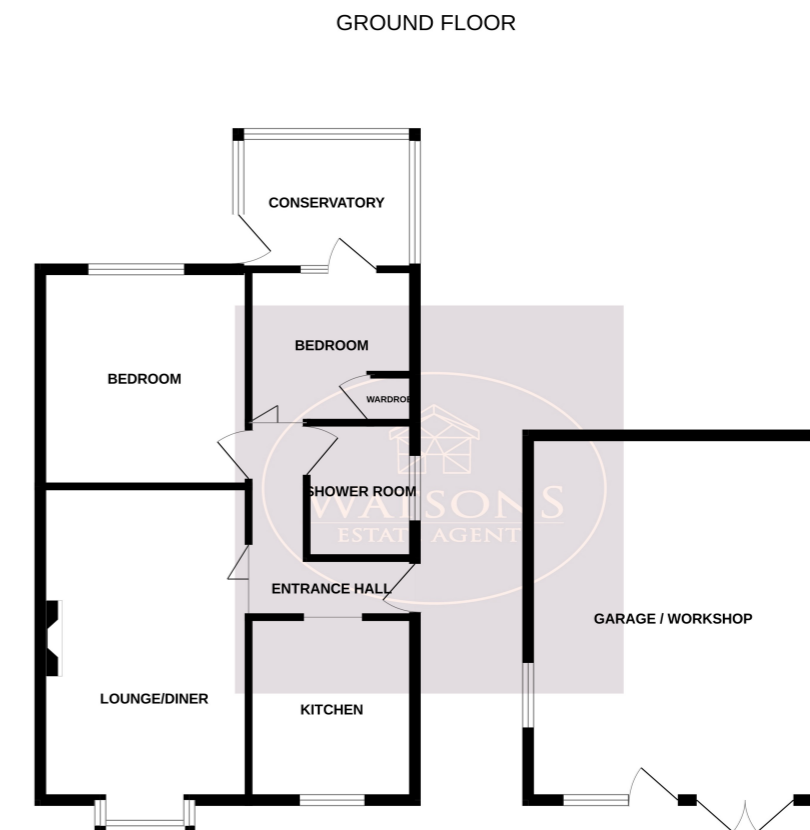
4.78m (max) x 3.23m (15' 8" x 10' 7") UPVC double glazed bay window to the front, radiator and wooden fireplace surround with electric fire.

Kitchen

2.73m x 2.13m (8' 11" x 7' 0") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Space for cooker with extractor over, plumbing for washing machine and dishwasher. Tiled floor, partly tiled walls, cupboard housing the combination boiler and uPVC double glazed window to the front.

Shower Room

White 3 piece suite comprising concealed cistern wc, vanity sink unit and shower cubicle with mains fed shower. Fully tiled walls, extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metagen 12/24

Bedroom 1

3.47m x 2.78m (11' 5" x 9' 1") UPVC double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 2

2.6m x 2.45m (8' 6" x 8' 0") UPVC double glazed window to the rear, radiator, fitted wardrobe and door to the conservatory.

Conservatory

2.88m x 2.09m (9' 5" x 6' 10") UPVC brick and double glazed construction with polycarbonate roof and door to the rear garden.

Outside

To the front of the property are flower bed borders with a range of mature plants shrubs and trees, and a brick paved driveway leading alongside to the double garage/workshop fitted with power. The Southwest facing, low maintenance rear garden is enclosed by timber fencing with gated access to the side and comprises paved patio area and flower bed borders with a range of mature plants and shrubs.