

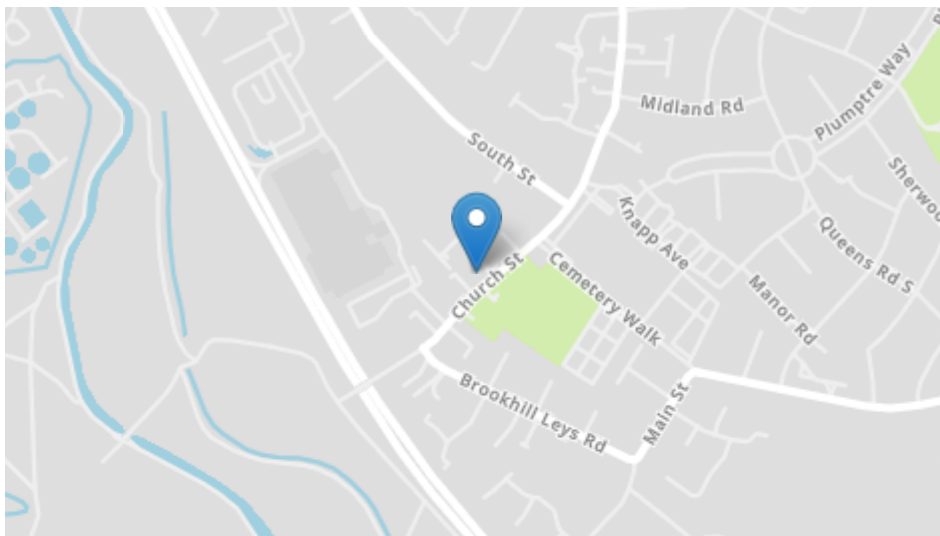
Church Street, Eastwood, NG16 3HT

£150,000



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- Character Cottage
- 2 Double Bedrooms
- Newly Fitted Open Plan Dining Kitchen
- Good Size Rear Garden
- Walking Distance From Eastwood Town Centre
- Excellent Road & Public Transport Links
- Well Presented Throughout
- Ideal First Home

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 - 26985775

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



\*\*\* A PICTURE PERFECT FIRST HOME \*\*\* This delightful cottage comes with a generous rear garden seldom found with properties of this size. The accommodation oozes charm & character & comprises in brief; lounge with feature fireplace, newly fitted open plan dining kitchen, rear lobby and ground floor bathroom. On the first floor the landing gives access to two double bedrooms with bedroom one enjoying views over Jubilee Park. Outside, there is a small rear courtyard and a good size rear garden located just beyond a shared access path. The rear garden is predominantly lawned with plant & shrub borders. The property is located just half a mile from Eastwood Town centre, which has a wide range of shops & amenities & is served by regular public transport including the Trent Barton Rainbow One. The A610 & Junction 26 of the M1 motorway are also just a short drive away. For more information, or to book your viewing, call our team.

## Ground Floor

### Entrance Porch

Wooden entrance door, double glazed window to the side, tiled flooring and door to the lounge.

### Lounge

3.86m x 3.84m (12' 8" x 12' 7") UPVC double glazed window to the front, inset multi fuel burner, ceramic tiled flooring, radiator, ceiling beams and door to the inner hall.

### Inner Hall

Ceramic tiled flooring, under stairs storage and access to the dining kitchen.

### Dining Kitchen

3.83m x 3.02m (12' 7" x 9' 11") plus 2.25m x 1.95m (7' 5" x 6' 5") A range of matching base units, wooden work surfaces incorporating an inset Belfast sink. Integrated electric oven & gas hob extractor over. Plumbing for washing machine, wall mounted combination boiler, ceramic tiled flooring, feature lighting, uPVC double glazed windows to the side and rear and door to the rear lobby.



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 operability or efficiency can be given.  
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### Rear Lobby

Tiled flooring, uPVC double glazed door to the rear garden and door to the bathroom.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains shower over. Obscured uPVC double glazed window to the side, extractor fan and chrome heated towel rail.

## First Floor

### Bedroom 1

3.87m x 3.82m (12' 8" x 12' 6") UPVC double glazed window to the front with views over Jubilee Park, over stair storage cupboard, access to the attic (partly boarded) and radiator.

### Bedroom 2

3.83m x 3.06m (12' 7" x 10' 0") UPVC double glazed window to the rear and radiator.

### Outside

To the rear of the property there is a concrete courtyard enclosed by timber fencing with gated access to the shared pathway which in turn leads to the rear garden. The rear garden is predominantly lawned with mature plant and shrub borders and timber fencing to the perimeter.