

King Street, Eastwood, NG16 3DA

£150,000

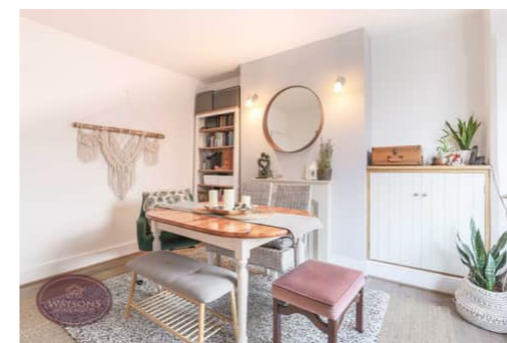


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian Mid Terrace Property
- 2 Double Bedrooms & Loft Room
- 2 Reception Rooms
- Newly Fitted Bathroom
- Low Maintenance Rear Garden
- Well Presented Throughout
- Walking Distance From Amenities
- Excellent Transport Links

Our Seller says....

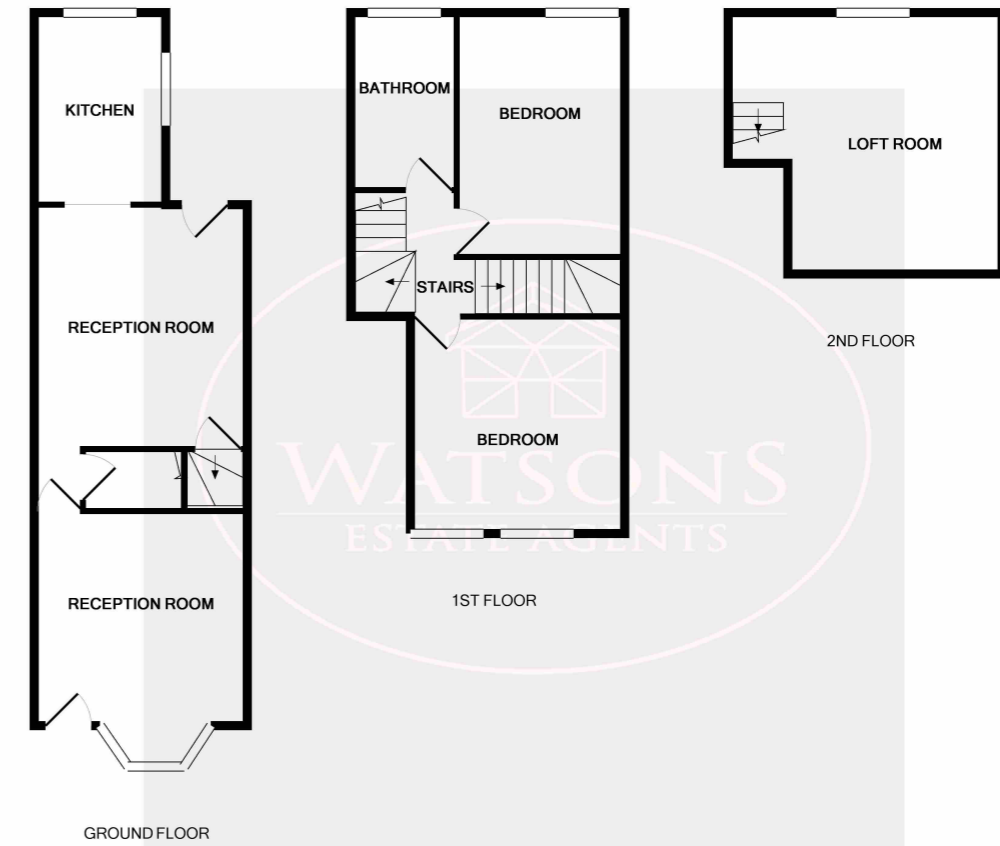
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26907845

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

0115 938 5577
 8am-8pm - 7 days



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*** MAKE YOUR FIRST MOVE THE RIGHT ONE *** This delightful Victorian terrace property could be your perfect first home. Beautifully presented and ready to move into and with all the shops & amenities of Eastwood Town centre just a short walk away, the location is ideal. In brief, the accommodation comprises: lounge, dining room, modern fitted kitchen, landing to two double bedrooms and bathroom as well as a loft room to the second floor which has the potential to be converted into a third bedroom (subject to planning permission) Outside, the low maintenance garden to the rear would be appealing to busy professionals and the residents only parking to the front is an added bonus. This would equally suit an investor looking for a good rental yield.

Dining Room

4.4m x 3.55m (14' 5" x 11' 8") UPVC entrance door to the front, uPVC double glazed bay window to the front, wood effect laminate flooring, fire place surround, radiator, door to lounge.

Lounge

3.92m x 3.52m (12' 10" x 11' 7") UPVC double glazed door to the rear, wood effect laminate flooring, under stairs storage cupboard, stairs to the first floor, radiator. Opening through to the kitchen. Door to the rear leading to the garden.

Kitchen

3.14m x 2.16m (10' 4" x 7' 1") A range of matching high gloss wall & base units in white with work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor fan over, plumbing for washing machine, subway tile splash backs and 2 x uPVC double glazed windows to the rear & side.

First Floor

Landing

Under stairs storage, stairs up to the loft room. Doors to both bedrooms & bathroom.

Bedroom 1

3.56m x 3.64m (11' 8" x 11' 11") UPVC double glazed window to the front, feature cast iron fireplace, wood effect laminate flooring, radiator.

Bedroom 2

3.94m x 2.74m (12' 11" x 9' 0") UPVC double glazed window to the rear, wood effect laminate flooring, radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with table top sink, & freestanding bath with electric shower. Extractor fan, radiator and obscured uPVC double glazed window to the rear.

Second Floor

Loft Room

4.17m x 4.1m (13' 8" x 13' 5") Fully boarded loft room with eaves storage and velux window.

Outside

Outside

The pleasant & private low maintenance rear garden has a 2 tier paved patio seating area with a raised bedding section containing a range of plants and shrubs. Wall & timber fencing enclose the garden with gated side access to the alleyway.