

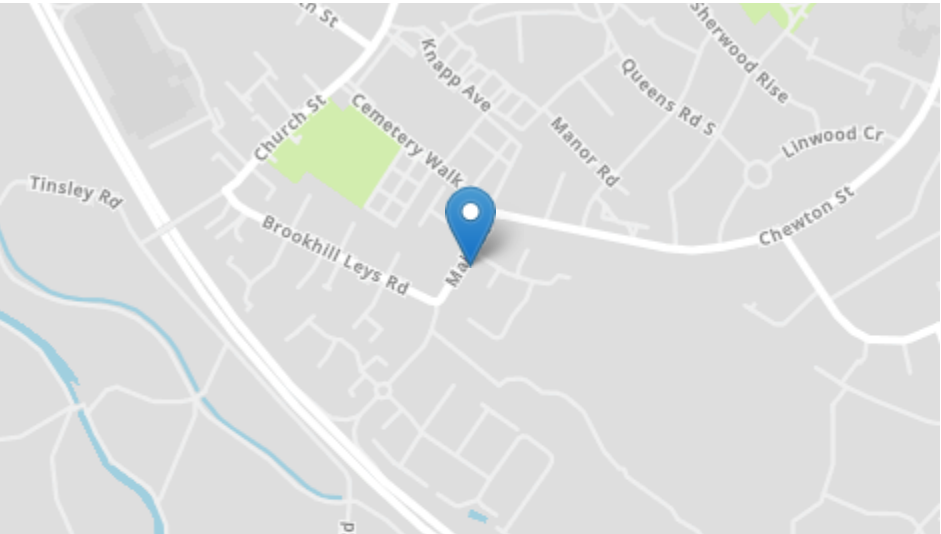
Main Street, Eastwood, NG16 3JH

Offers Over £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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	81
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached House
- Three Good Size Bedrooms
- Dining Lounge
- Kitchen
- Ground Floor Bathroom & Utility
- Low Maintenance Rear Garden
- Driveway Parking & Garage
- Great Road & Transport Links (A610)
- No Upward Chain
- Ideal For First Time Buyers & Investors

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 - 29693884

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



*** PRICED TO SELL! *** This 3 bed semi is located a short distance from Eastwood Town Centre and easy access to the A610 & M1 motorway. An excellent opportunity for first time buyers to do the cosmetic work and add good value! In brief, the accommodation comprises: entrance hall, lounge, kitchen, utility and bathroom to the ground floor, upstairs landing to the 3 bedrooms. Outside, there is good space alongside the property which leads to a detached over-sized garage and the rear garden with sectioned gravel requires very little maintenance. To the front is a small plum slate area with brick wall retention. This popular location is convenient for all the amenities of nearby towns of Eastwood, Langley Mill & Kimberley, as well as Giltbrook Retail Park. We expect this to be popular, so call 01159385577 (option 2) to arrange a viewing.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor and door to lounge.

Lounge

4.12m x 3.93m (13' 6" x 12' 11") UPVC double glazed bay window to the front, laminate wood flooring, feature fireplace with inset gas fire, ceiling spotlight, under stairs storage cupboard and door to the kitchen.

Kitchen

3.36m x 3.09m (11' 0" x 10' 2") A range of wall and base units with stainless steel sink & drainer unit, breakfast bar, radiator, tiled flooring, partially tiled walls, uPVC double glazed window to the side, door to utility and uPVC door to the rear garden.

Utility

UPVC double glazed window to the side, space for washing machine and door to bathroom.

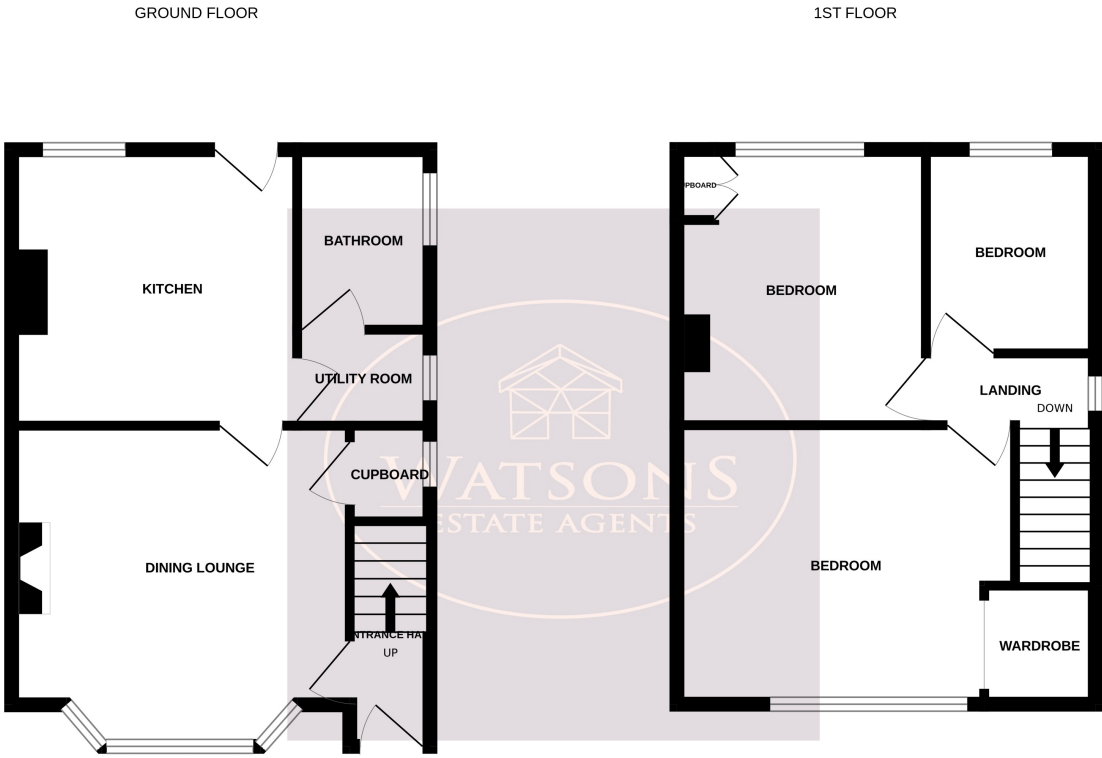
Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Obscured uPVC double glazed window to the side, tiled walls, vinyl flooring, extractor fan, and radiator.

First Floor

First Floor Landing

UPVC double glazed window to the side and doors to all bedrooms.



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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Bedroom 1

3.69m x 3.35m (12' 1" x 11' 0") UPVC double glazed window to the front, fitted wardrobe, laminate wood flooring and radiator.

Bedroom 2

3.37m x 3.06m (11' 1" x 10' 0") UPVC double glazed window to the rear, fitted wardrobe housing combination boiler, laminate wood flooring and radiator.

Bedroom 3

2.47m x 2.04m (8' 1" x 6' 8") UPVC double glazed window to the rear, laminate wood flooring, radiator and access to attic.

Outside

To the front of the property is a paved driveway leading to a detached over-sized garage, stone steps leading to a raised front garden, entrance door and wrought iron gate giving access to the rear garden. The rear garden features a paved area with a large gravel flower bed areas with well established trees, plants and shrubbery as well as a timber shed and is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the bedroom, it is approximately 3 years old and was last serviced in 2024.