

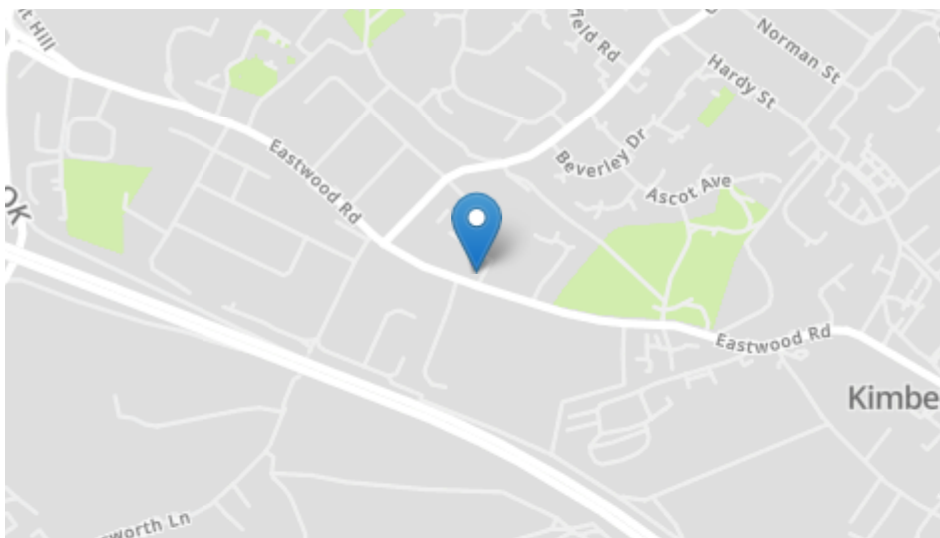
Eastwood Road, Kimberley, NG16 2HZ

Offers Over £230,000



Eastwood Road, Kimberley, NG16 2HZ

Offers Over £230,000



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			
		53	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- 3 Piece Family Bathroom
- Low Maintenance Rear Garden
- Driveway
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public 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 - 28234562

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



*****LOCATION LOCATION LOCATION***** Ideally located within walking distance to Kimberley town centre, and with road links, the Ikea retail park and Eastwood on your door step, this well presented and extended three bedroom semi-detached property would make the perfect family home. Briefly comprising; porch, entrance hallway, lounge, dining room, extended kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a generous driveway providing ample off road parking, and to the rear is a private garden perfect for entertaining. Located with an array of amenities on your doorstep, including Kimberley and Eastwood town centres, regular bus routes to the city and excellent road links, this property is a fantastic first time buy or for a growing family. Contact Watsons today to arrange your viewing.

Ground Floor

Porch

UPVC double glazed windows and door to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, radiator and open to the lounge and dining area.

Lounge

398m x 3.76m (1305' 9" x 12' 4") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and open to the dining area.

Dining Area

3.79m x 3.61m (12' 5" x 11' 10") Tiled flooring, radiator, open to the kitchen area and French doors leading to the rear garden.

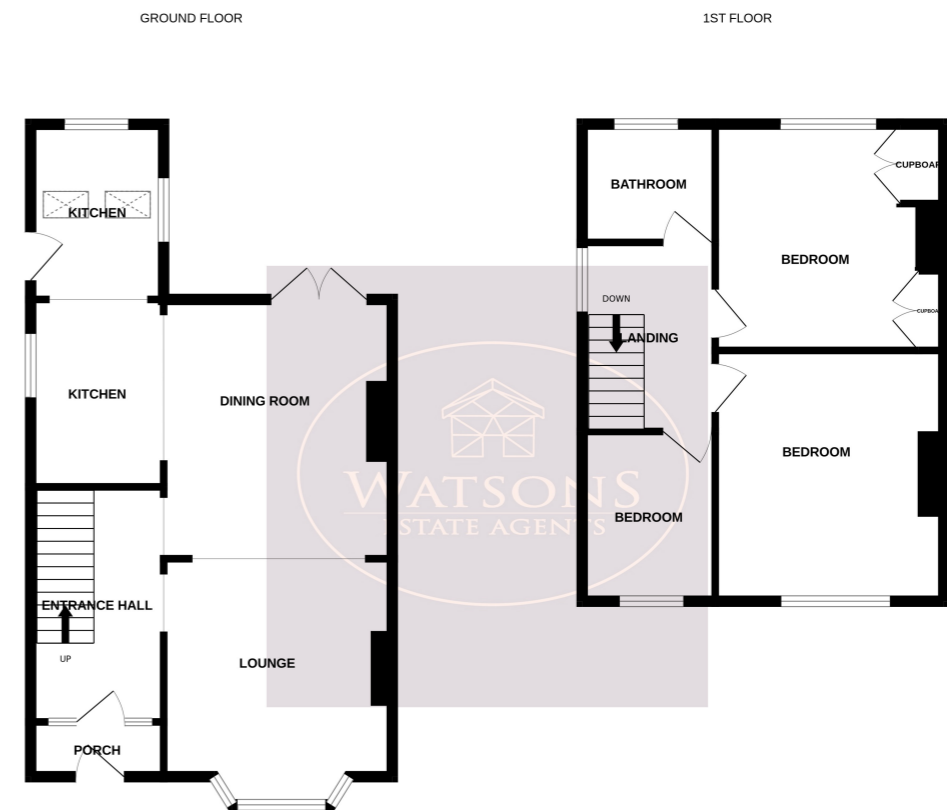
Kitchen Area

5.76m x 2.25m (18' 11" x 7' 5") A range of matching base units, work surfaces incorporating and inset composite sink & drainer unit. Integrated electric oven & induction hob. Plumbing for washing machine, plumbing and wiring for and American style fridge freezer. Tiled flooring, ceiling spotlights, 2 skylights, radiator, uPVC double glazed windows to both sides and uPVC double glazed window to the rear. Door to the side leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



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.
Made with Meropix ©2024

Bedroom 1

3.74m x 3.44m (12' 3" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

3.83m x 3.37m (12' 7" x 11' 1") UPVC double glazed window to the rear, built in wardrobe/storage cupboard and radiator.

Bedroom 3

2.35m x 2.01m (7' 9" x 6' 7") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a tarmac driveway provides ample off road parking. The rear garden comprises gravel bed seating area, raised flower bed borders with a range of plants & shrubs, steps up to the turfed lawn, uncovered pergola and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.