

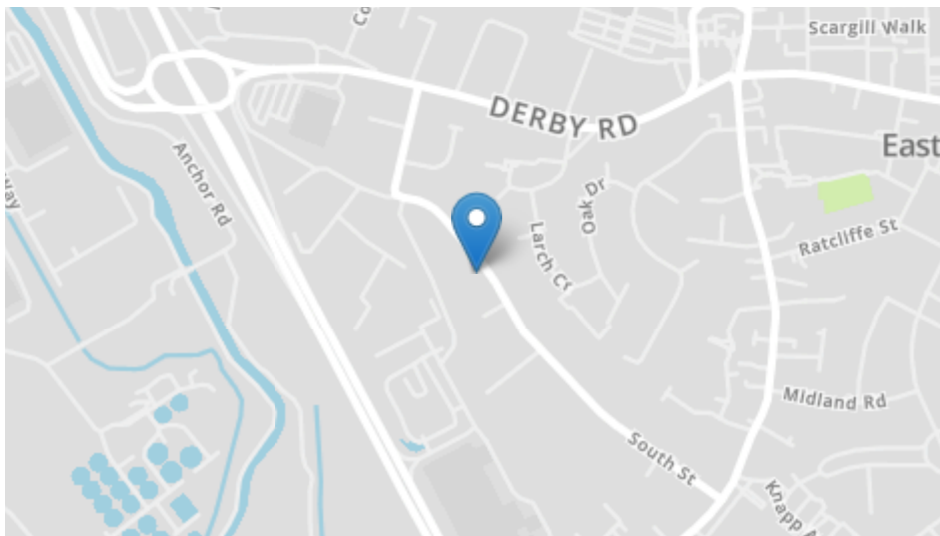
South Street, Eastwood, NG16 3PG

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Breakfast Kitchen
- Conservatory & Downstairs WC
- Generous Rear Garden
- Off Road Parking
- Excellent Road & Public Transport Links
- Close to Schools & Amenities

Our Seller says....

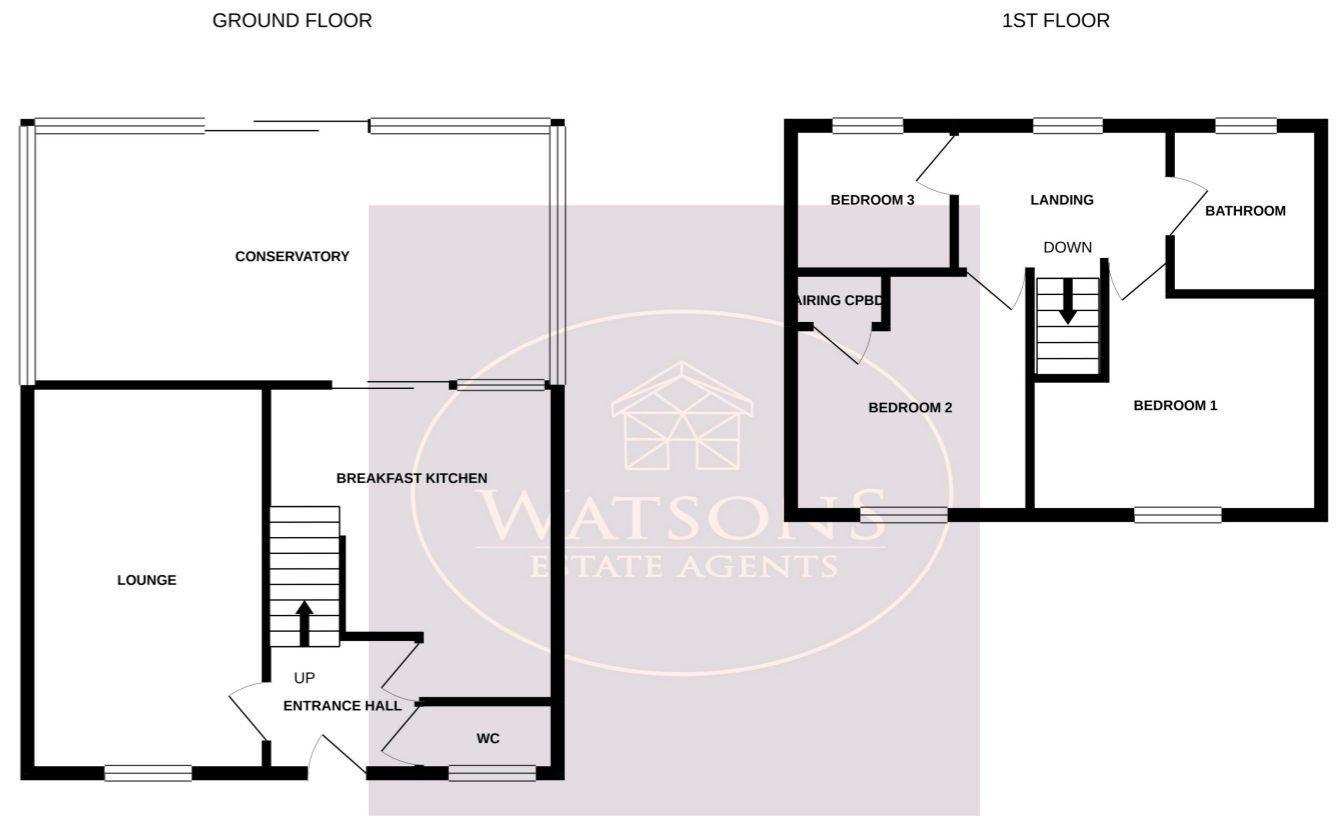
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 19720414

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

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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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**\*\*\* SPACIOUS STARTER HOME \*\*\*** This 3 bedroom semi detached home in a popular area of Eastwood is ideal for first time buyers and young families. The generous garden and well proportioned rooms mean there is plenty of space both inside and out, making this an excellent choice for a long term home. The accommodation in brief comprises entrance hallway, WC, lounge, recently re-fitted kitchen and a large conservatory overlooking the rear garden. On the first floor the landing leads to three bedrooms and the family bathroom which is fitted with a white suite. Outside, the generous rear is a key selling feature of this home and comprises of a an elevated decking area, paved patio, lawn and gravel bed section. The garden is enclosed by timber fencing with a gated right of way through the neighbouring property. To the front of the property a driveway provides off road parking for 2 cars. South Street is located just half a mile from Eastwood Town Centre which offers a wide range of amenities including shops, bars, cafes and restaurants. Nearby public services include a doctors surgery, dentist and veterinary centre and Springbank Primary School is just a short walk away. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, luxury vinyl tiled flooring, radiator and doors to the WC, lounge and breakfast kitchen.

### WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the front.

### Lounge

4.99m x 3.09m (16' 4" x 10' 2") UPVC double glazed bay window to the front, real flame gas fire with marble hearth and decorative surround, wood effect laminate flooring and radiator.

### Breakfast Kitchen

4.09m x 2.71m (13' 5" x 8' 11") Recently re-fitted with a range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include; electric oven & hob, extractor and dishwasher. Breakfast bar with seating space for 3, under-stair recess, ceiling spotlights, radiator, obscured uPVC double glazed window to the rear and tilt and slide door to the conservatory.

### Conservatory

6.54m x 4.21m (21' 5" x 13' 10") Brick & uPVC double glazed construction with apex roof, wood effect laminate flooring, plumbing for washing machine, tilt and slide doors leading to the decking area.

## First Floor

### Landing

UPVC double glazed window to the rear, access to the attic (partly boarded with drop down ladder), radiator and doors to all bedrooms and bathroom.

### Bedroom 1

3.25m x 2.77m (10' 8" x 9' 1") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.16m x 3.01m (10' 4" x 9' 11") UPVC double glazed window to the front, radiator and airing cupboard housing the hot water tank.

### Bedroom 3

2.09m x 1.84m (6' 10" x 6' 0") UPVC double glazed window to the rear and radiator.

### Bathroom

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

### Outside

To the front of the property is a paved and gravel driveway providing off road parking for 2 cars. The generous rear garden comprises of an elevated decking area with steps leading to a paved patio, which in turn leads to a lawn and gravel bed section. The garden is enclosed by timber fencing and there is a right of way over a neighbouring property for access to the front.