

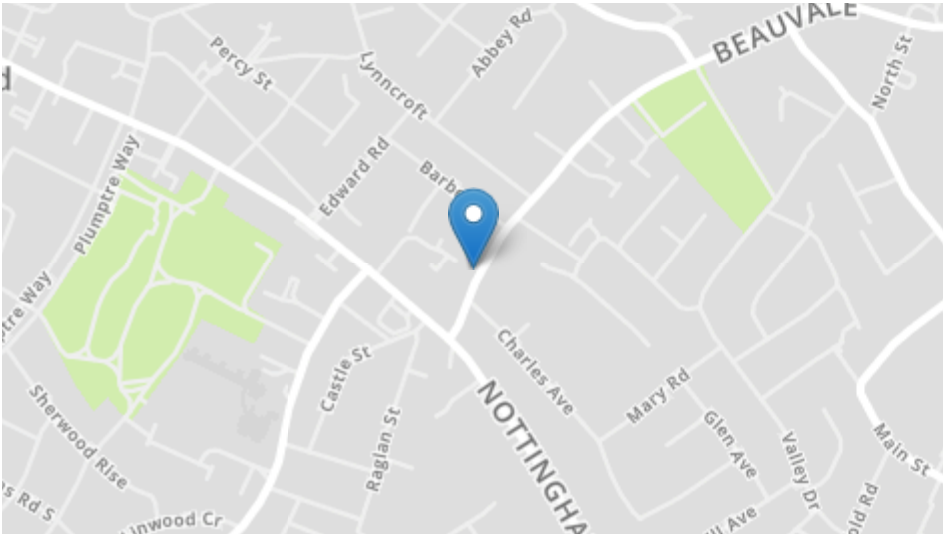
Dovecote Road, Eastwood, NG16 3EY

£180,000



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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		
	61	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 - 29250242

- Refurbished Mid Terrace Home
- 3 Double Bedrooms
- Open Plan Dining Lounge
- Light & Airy Modern Kitchen
- Large Cellar
- Ground Floor Bathroom
- Enclosed West Facing Rear Garden
- Upgraded & Modernised To A High Standard
- Great Road & Transport Links
- Walking Distance From Amenities

Our Seller says....

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
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*** DESIRABLE DOVECOTE! *** NO CHAIN *** Upgraded and modernised to a very good standard this traditional 'halls adjoining' bay fronted 3 bedroom home is the perfect home for those wanting to just move and start enjoying the experience of owning a fabulous home such as this! The bright and airy living space is finished in a modern and contemporary style and boasts newly fitted kitchen and bathroom, floor coverings and much, much more! Comprising an entrance hallway, through lounge/dining room, kitchen with a cellar, 3 double bedrooms and bathroom. Outside is a landscaped, private and enclosed rear garden. Located close to many shops, schools, public transport and great road links to the A160/M1 this amazing property is ready to go! Call us now to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor and doors to open plan dining room and lounge.

Dining Room

3.79m x 3.71m (12' 5" x 12' 2") UPVC double glazed window to the rear, radiator, open access to the lounge and door to kitchen.

Lounge

3.77m x 3.62m (12' 4" x 11' 11") UPVC double glazed bay window to the front and radiator.

Kitchen

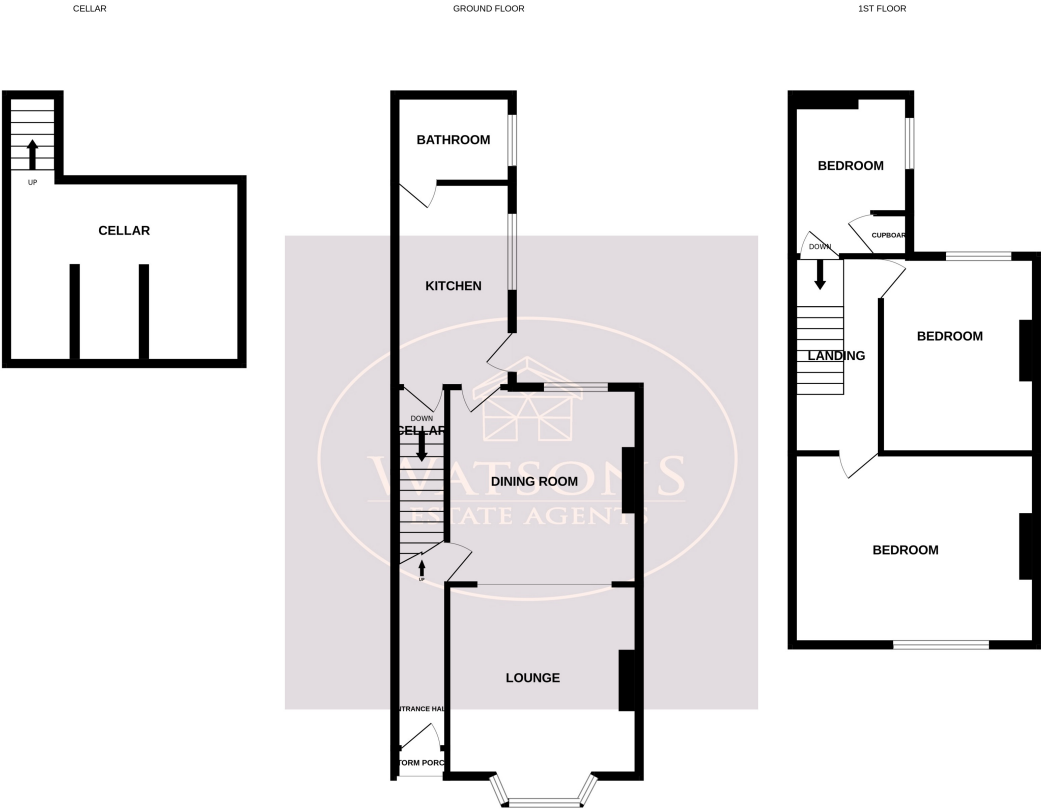
3.97m x 2.38m (13' 0" x 7' 10") A range of matching wall and base units incorporating inset stainless steel sink & drainer unit. Integrated appliances including electric oven with electric hob and extractor fan over, washing machine and dishwasher. UPVC double glazed window to the side, ceiling spotlights, laminate wood flooring, radiator and doors to the cellar and rear garden.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, radiator and laminate wood flooring.

Cellar

5.26m x 4.62m (17' 3" x 15' 2") Fitted with power.



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 Metropix 12/2025

First Floor

Landing

Access to attic and all bedrooms.

Bedroom 1

4.71m x 3.64m (15' 5" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.82m x 3.80m (12' 6" x 12' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.04m x 2.92m (10' 0" x 9' 7") UPVC double glazed window to the side, radiator and airing cupboard housing combination boiler.

Outside

The front of the property has a timber gate, paved path leading to the entrance door, enclosed by a brick partition wall. The rear garden features a paved patio seating area, with a path leading to a bordered gravel area, to the side are two artificially turfed lawns, a timber shed and enclosed by concrete bedded timber fencing.