

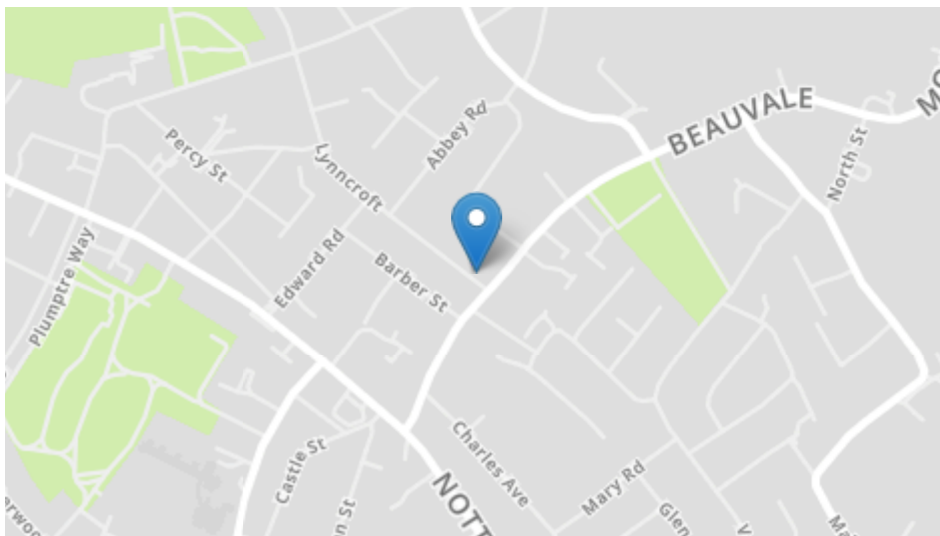
Lynncroft, Eastwood, NG16 3FD

Offers Over £125,000



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want to view?

Call us on 0115 938 5577

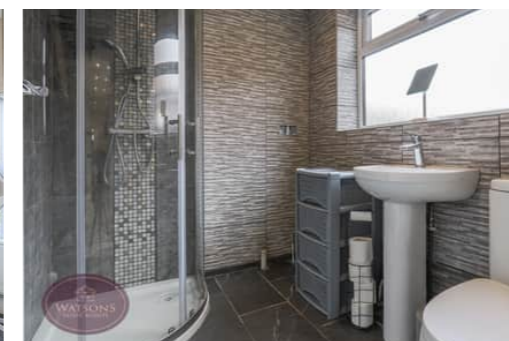
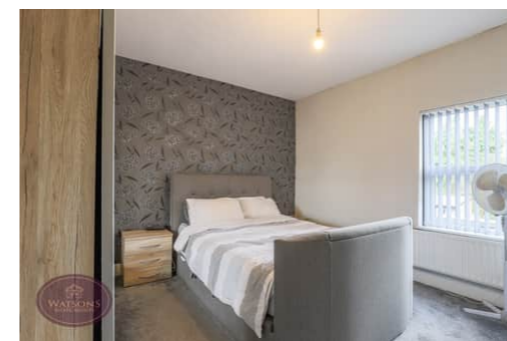
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 28382735



Our Seller says....

- Mid Terrace House
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Modern Fitted Dining Kitchen
- Lounge
- Ground Floor Shower Room & First Floor En Suite
- Low Maintenance Rear Garden
- Walking Distance To Eastwood Town Centre
- NO UPWARD CHAIN

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



*** LIKE TO LIVE ON LYNNCROFT? *** If you are a first time buyer then the answer to that question will definitely be YES when you see this charming 2 bedroom house! Having undergone a raft of improvements this terraced home is ready to move into and is offered with NO FORWARD CHAIN. Benefitting from re-decorated and well presented accommodation with a recently re-fitted kitchen/dining room, ground floor bathroom, landscaped garden, 2 double bedrooms and a shower room upstairs (which does require cosmetic improvements). The property is located very conveniently for local shops and amenities and is great for access to the A610/M1 and public transport. So, if your answer to the opening question is yes, then you must call us to book your viewing! *** ACT NOW FOR THE CHANCE TO BEAT THE STAMP DUTY INCREASE - OUR EXPERIENCED TEAM ARE READY TO TAKE YOUR CALL. ***

Ground Floor

Lounge

3.52m x 3.22m (11' 7" x 10' 7") Composite entrance door and uPVC double glazed window to the front. Karndean wood effect flooring, radiator and door to the dining kitchen.

Dining Kitchen

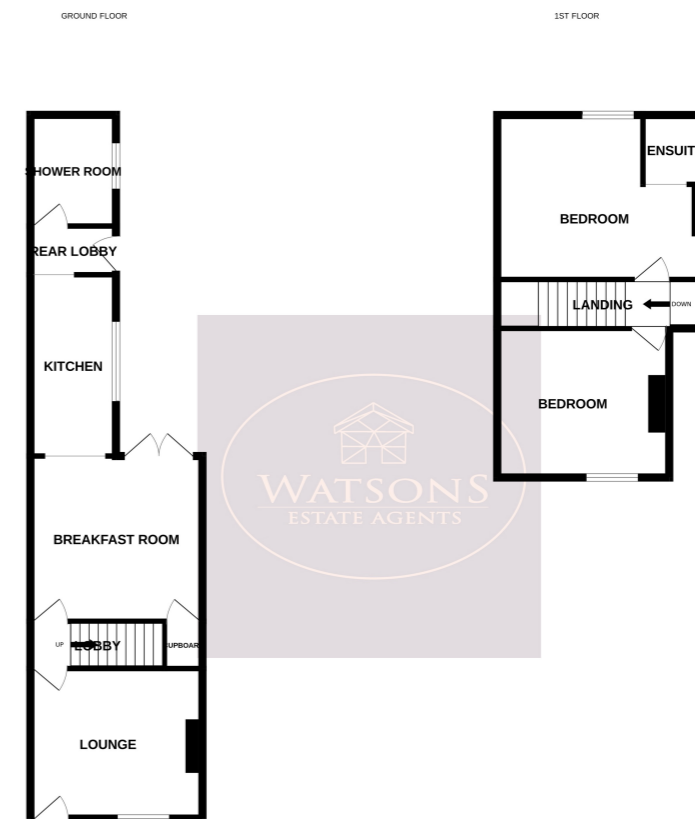
3.58m x 3.52m (11' 9" x 11' 7") A range of matching high gloss wall and base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Integrated appliances including waist height electric oven, microwave, fridge freezer and induction hob with extractor over. Breakfast bar, plumbing for washing machine, ceiling spotlights, 2 radiators, Karndean wood effect flooring and under stairs storage cupboard. UPVC double glazed window to the side, French doors to the rear garden, door to the rear lobby and stairs to the first floor.

Rear Lobby

Doors to the shower room, dining kitchen and uPVC door to the rear garden.

Shower Room

White 3 piece suite comprising WC, pedestal sink and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, tiled floor and fully tiled walls.



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 is given to their operability or efficiency can be given.
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First Floor

Landing

Doors to both bedrooms.

Bedroom 1

4.62m x 3.62m (15' 2" x 11' 11") UPVC double glazed window to the rear, radiator and door to the ensuite.

En Suite

White 3 piece suite comprising wc, wall mounted sink unit and shower cubicle with electric shower. Radiator and partly tiled walls.

Bedroom 2

3.59m x 3.36m (11' 9" x 11' 0") UPVC double glazed window to the front, radiator and laminate wood flooring.

Outside

The rear garden is enclosed by timber fencing to the perimeter with gated access to the side, and comprises paved patio area and timber shed.