

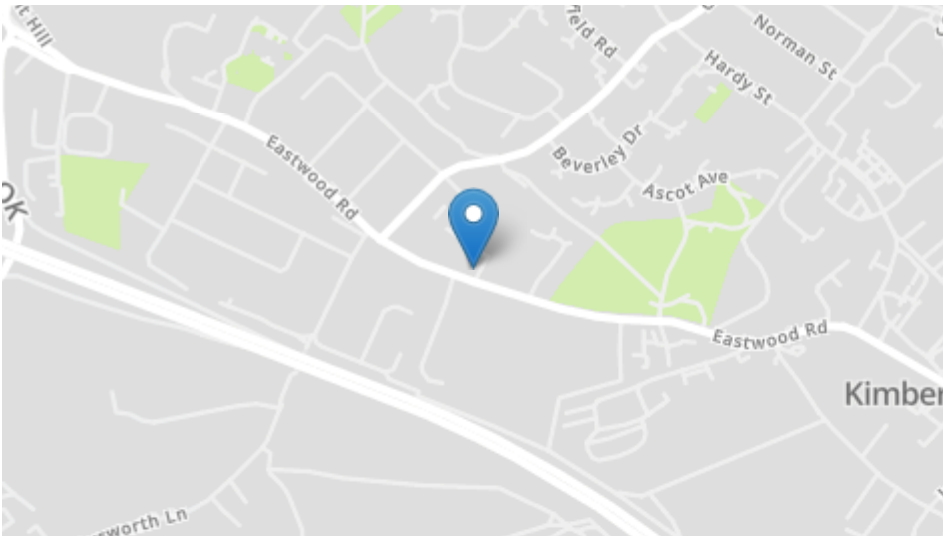
Eastwood Road, Kimberley, NG16 2HZ

Offers Over £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	78
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



- Semi Detached Property
- 2 Bedroom & Attic Room
- Modern Dining Kitchen
- Off Street Parking
- Private Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance From Kimberley Town Centre
- Favoured School Catchment

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 - 29113252

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





This 2 bedroom semi detached property sits just outside Kimberley town centre, within walking distance of a wide range of shops amenities and excellent transport links. Requiring some improvements, the property will appeal to buyers with a vision and an eye for home improvement. In brief, the accommodation comprises: lounge, kitchen, dining room, landing to bedrooms, attic room & bathroom. Outside, there is a good amount of off street parking available and the appealing rear provides a good level of privacy.

Ground Floor

Lounge

3.97m (in the bay) x 3.66m (13' 0" x 12' 0") UPVC double glazed bay window to the front with seating area, radiator. Door to the dining room.

Dining Room

4.49m x 3.68m (14' 9" x 12' 1") UPVC double glazed window to the rear, stairs to first floor, wood effect laminate flooring, radiator. French doors to the rear garden, door to the storage cupboard. Open to the kitchen area.

Kitchen

4.36m x 2.72m (14' 4" x 8' 11") A range of matching wall & base units, works surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include electric oven, grill and gas hob with extractor over. Plumbing for washing machine, breakfast bar, wood effect laminate flooring, radiator, ceiling spotlights, uPVC double glazed window to the side, French doors to the rear garden

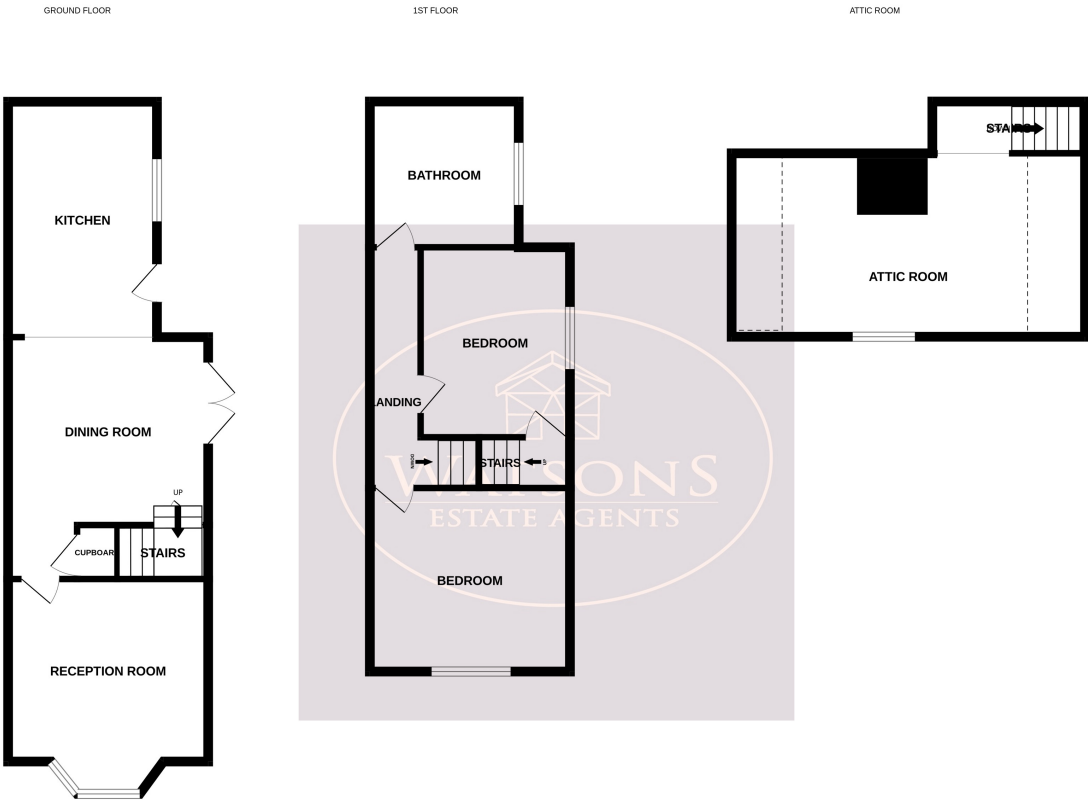
First Floor

Landing

Doors to both bedrooms & bathroom. Radiator.

Bedroom 1

3.69m x 3.14m (12' 1" x 10' 4") UPVC double glazed window to the front, a range of fitted furniture and radiator.



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 2

3.49m x 2.41m (11' 5" x 7' 11") UPVC double glazed window to the side and radiator. Door to the stairs up to attic room.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and walk in shower cubicle. Obscured uPVC double glazed window to the side, chrome heated towel rail and tiled flooring.

SECOND FLOOR

Attic Room

7.23m x 4.13m (23' 9" x 13' 7") UPVC double glazed window to the front and radiator.

Outside

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmacadam driveway measuring 2.56m (max) leads to a generous secure hard standing space behind double gates. The private rear garden comprises a paved patio seating area, a turfed lawn, timber shed and enclosed by timber fencing fencing and wall to the perimeter.