

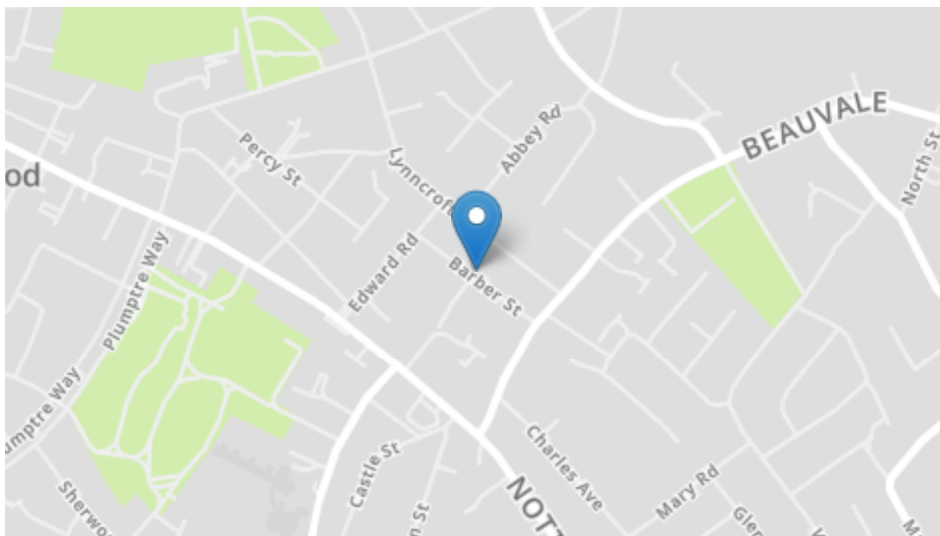
Barber Street, Eastwood, NG16 3EW

GUIDE PRICE £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Semi Detached Home
- 3 Double Bedrooms
- Open Plan Dining Kitchen with Integrated Appliances
- Downstairs WC
- En Suite To Primary Bedroom
- Karndean Flooring Throughout
- South West Facing Garden
- Off Road Parking for 2 Cars
- 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 - 26253896

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



*** GUIDE PRICE £240,000-£250,000 *** Built in 2018, this modern semi detached house has a little more than meets the eye. The property is located in the town of Eastwood offers excellent bus, and road links to Junctions 26 & 27 of the M1. The accommodation spans 3 floors and comprises in brief; entrance hall, WC, dining kitchen with integrated appliances and a spacious lounge with French doors to the rear garden. On the first floor the landing leads to two double bedrooms and the family bathroom. The primary bedroom occupies the second floor and has a good size en suite shower room. Outside, the private enclosed rear garden has a paved patio area, turfed lawn and fencing to the perimeter, whilst to the front of the property a driveway provides off road parking. The property is located within walking distance to the shops & amenities of Hilltop, plus a wider range of amenities & public transport links are available in Eastwood Town Centre, less than 1 mile away. Nearby primary schools include Florence Nightingale & there are a number of play & recreational areas within walking distance, perfect for buyers with young children & pets. To book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage cupboard and doors to the lounge, dining kitchen and WC.

WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the front.

Lounge

4.5m x 3.93m (14' 9" x 12' 11") UPVC double glazed window to the rear, radiator, Karndean flooring and French doors leading to the rear garden.

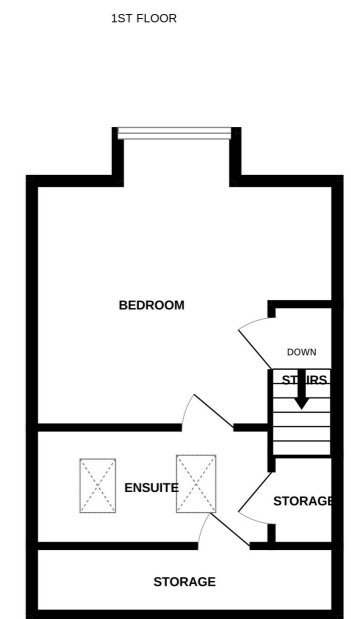
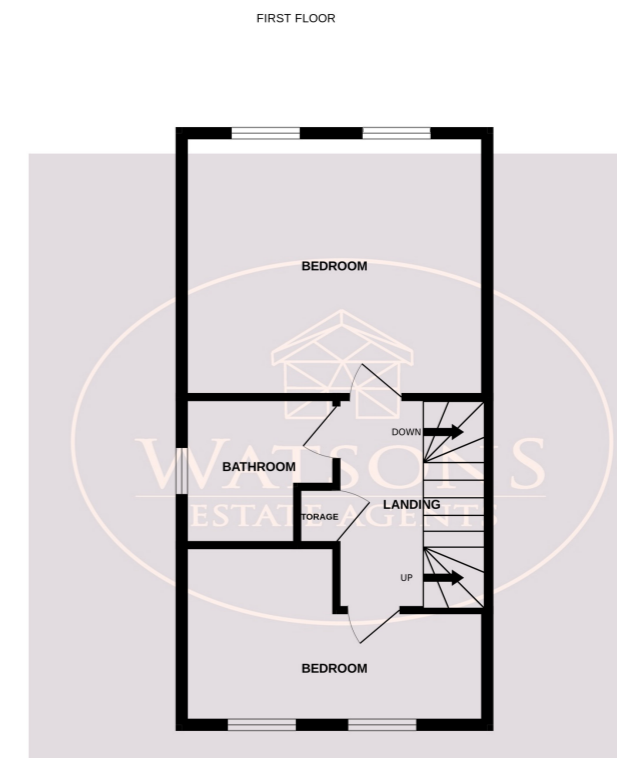
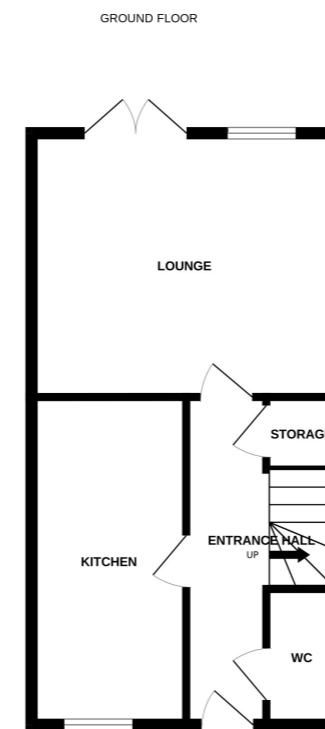
Dining Kitchen

4.86m x 2.49m (15' 11" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric double oven, 5 ring gas hob with extractor over, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the front, Karndean flooring and radiator.

First Floor

Landing

Built in storage cupboard, radiator, stairs to the second floor, doors to bedrooms 2 & 3 and family 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.
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Bedroom 2

4.55m x 3.58m (14' 11" x 11' 9") 2 uPVC double glazed windows to the rear, 2 radiators and Karndean flooring.

Bedroom 3

4.51m x 1.54m (2.91m max) (14' 10" x 5' 1") 2 uPVC double glazed windows to the front, radiator and Karndean flooring.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan, and obscured uPVC double glazed window to the side.

Second Floor

Primary Bedroom

5.06m max x 3.45m (16' 7" x 11' 4") UPVC double glazed window to the rear, integrated eaves storage, ceiling spotlights, Karndean flooring and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Radiator, ceiling spotlights and 2 velux windows.

Outside

To the front of the property is a brick paved driveway with parking for 2 cars. The South West facing, low maintenance rear garden offers a good level of privacy and comprising a paved patio, lawned garden and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.