

King Street, Eastwood, NG16 3DA

Offers Over £150,000



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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>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			73
		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 Double Bedrooms
- Attic Room
- 2 Reception Rooms
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 26267167

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



\*\*\* A FIRST TIME BUYER'S DREAM \*\*\* This deceptively spacious 2 bed terrace home sits on a quiet street just outside Eastwood Town centre with easy access to a wealth of amenities and transport links. The property is well presented throughout and has the added benefit of a spacious attic room which is very useable. In brief, the property comprises: lounge, dining room, kitchen, upstairs landing to the 2 DOUBLE bedrooms, family bathroom and stairs leading up to the CONVERTED ATTIC with velux windows. Outside, the enclosed rear garden is low maintenance and offers a high level of privacy to enjoy the Great British weather! There is plenty of on street parking available with permit and a nearby car park (some daytime restrictions). Coming to the market with NO UPWARD CHAIN, this is sure to be popular so call our sales team now to arrange a viewing.

## Ground Floor

### Lounge

4.43m x 3.58m (14' 6" x 11' 9") UPVC double glazed bay window to the front, radiator, inset multi fuel burner, radiator and door to the dining room.

### Dining Room

3.99m x 3.59m (13' 1" x 11' 9") UPVC double glazed window to the rear, 2 radiators, wooden fire place, door to the stairs and door to the kitchen.

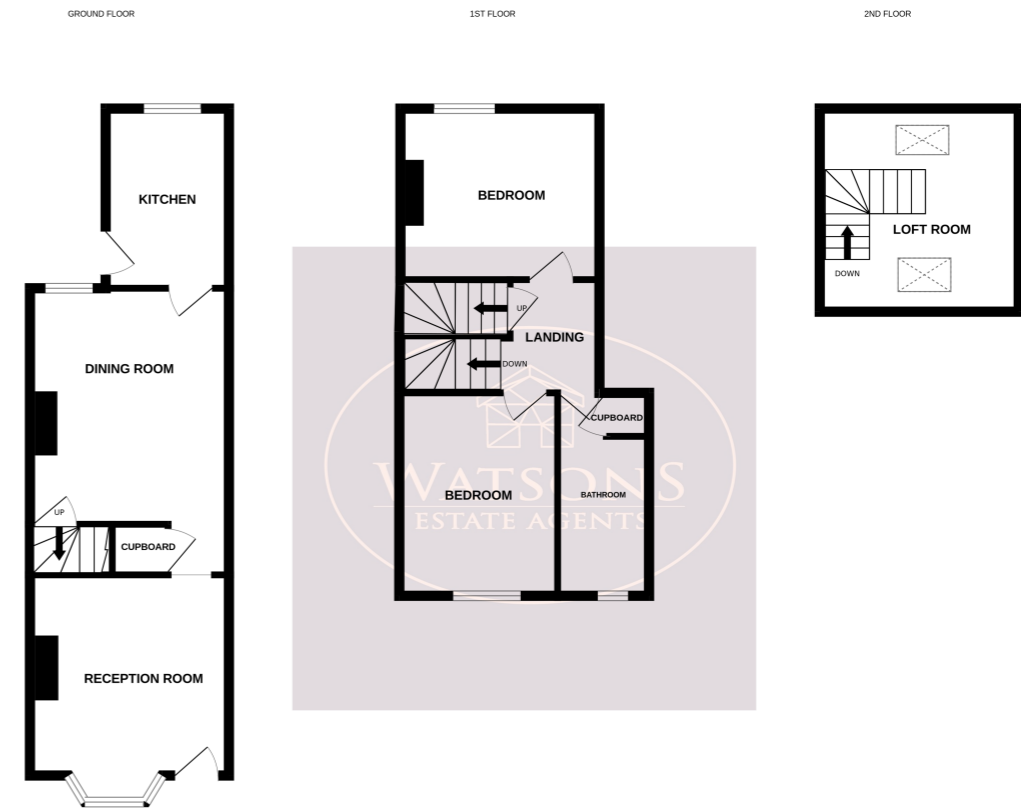
### Kitchen

3.13m x 2.19m (10' 3" x 7' 2") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed windows to the rear & side and door to the rear garden.

## First Floor

### Landing

Doors to both bedrooms and bathroom and stairs to the attic room.



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 1

3.68m x 2.83m (12' 1" x 9' 3") UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom 2

3.64m x 3.04m (11' 11" x 10' 0") UPVC double glazed window to the rear, radiator and under stairs storage.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the front, airing cupboard housing the combination boiler and radiator.

## Second Floor

### Attic Room

4.13m x 3.35m (13' 7" x 11' 0") 2 velux windows, integrated eaves storage and radiator.

## Outside

The low maintenance rear garden offers a good level of privacy and comprises a paved patio, timber built decking and is enclosed by timber fencing to the perimeter with gated access to the side.