

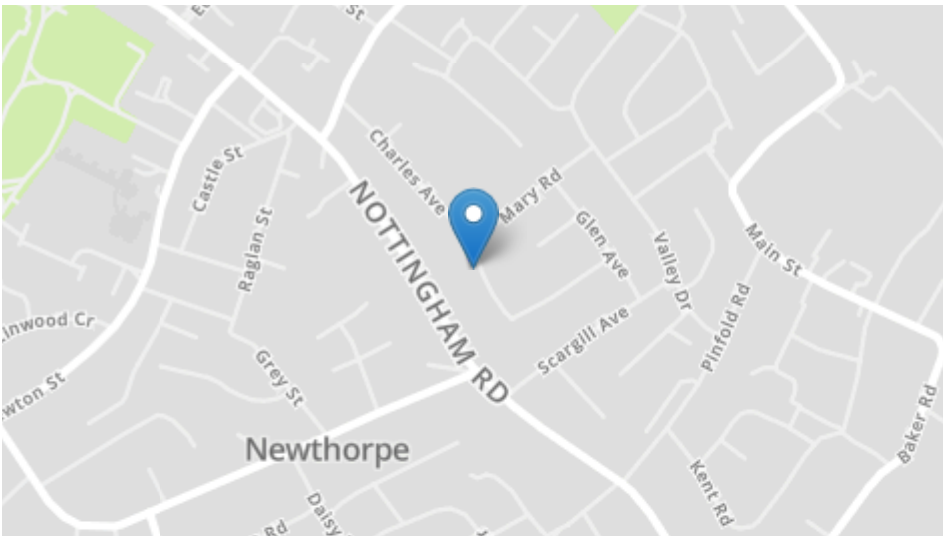
Charles Avenue, Eastwood, NG16 2AF

£240,000



Charles Avenue, Eastwood, NG16 2AF

£240,000



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>	62	80
(39-54) <b>E</b>		
(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 Famil Home
- 3 Bedroom
- Open Plan Lounge Diner
- Fitted Kitchen
- West Facing Garden
- Enclosed Rear Garden
- Garage & Driveway
- Close to A610 & M1
- Schools, Amenities & Transport Links Nearby

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 - 28330926

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 FAMILY HOME FIT FOR A KING! \*\*\* This charming 3 bedroom semi detached family home is located in a sought after area close to Hilltop shops, access to public transport, nearby great schools and excellent road links for the A610 and M1. Boasting a living room, dining area, fitted kitchen, ground floor bathroom, 3 bedrooms and to the outside, private off road parking to a detached garage and south facing garden. We highly recommend an early internal inspection, so call our team today to book your viewing!

## Ground Floor

## Porch

UPVC Entrance door and double glazed windows to the front with tiled floors.

## Entrance Hall

Door to lounge and stairs to first floor.

## Lounge and Dining Room

6.91m x 3.71m (22' 8" x 12' 2" ) UPVC double glazed window to the rear, feature fireplace with inset mulit fuel burner, radiator and door to the kitchen.

## Kitchen

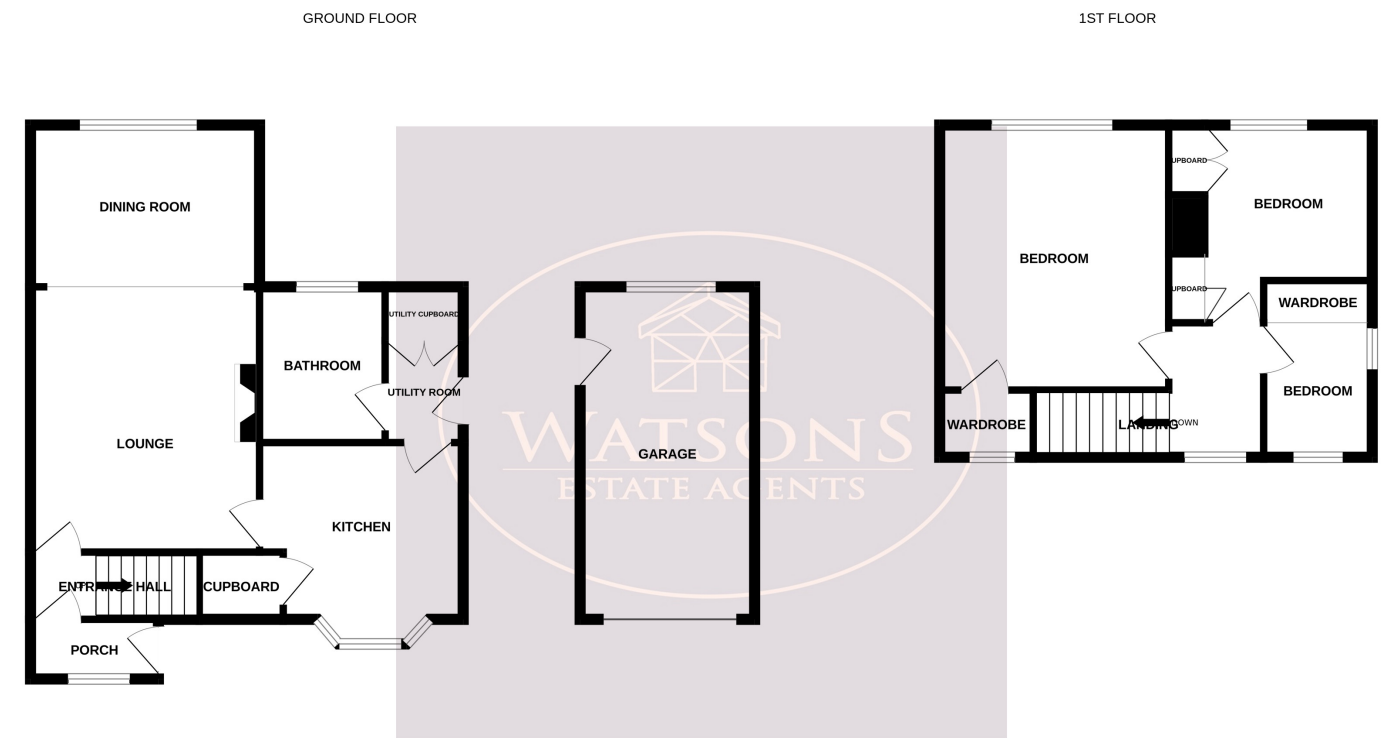
3.10m x 2.69m (10' 2" x 8' 10") A range of wall and base units with work surfaces incorporating an inset sink and drainer unit. Integrated appliances including electric oven and hob with extractor fan over and dishwasher. Under stairs storage cupboard housing combination boiler, laminate wood flooring, uPVC double glazed window to the front and door to the utility.

## Utility

Storage cupboard and door leading to bathroom and outside.

## Bathroom

3 piece white suite comprising of wc, pedestal sink, and panel bath with electric shower over. Tiled walls and vinyl tiled flooring,, obscured uPVC double glazed window to the rear.



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 ©2025

## First Floor

## Landing

UPVC double glazed window to the front, access to the attic and doors to bedrooms.

### Bedroom 1

3.90m x 3.15m (12' 10" x 10' 4") UPVC double glazed window to the rear, radiator and walk in wardrobe.

## Bedroom 2

2.80m x 2.80m (9' 2" x 9' 2") UPVC double glazed window to the rear, radiator and a double fitted wardrobe.

### Bedroom 3

2.75m x 1.85m (9' 0" x 6' 1") UPVC double glazed window to the front and side, radiator and fitted wardrobe.

## Garage

Detached garage with up and over door and power. Dry wall divider, carpet and window to the rear.

## Outside

The front garden features a turfed lawn and paved driveway. Hedge border and gates to the rear garden. Enclosed rear garden has a paved path, turfed lawn and raised paved patio seating area. Timber fencing surrounding, and gate to front garden.