

Grosvenor Road, Eastwood, NG16 3DB

£160,000

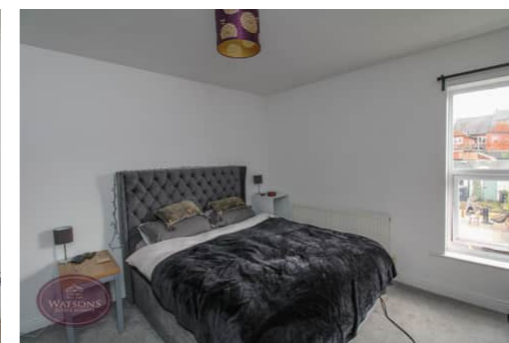
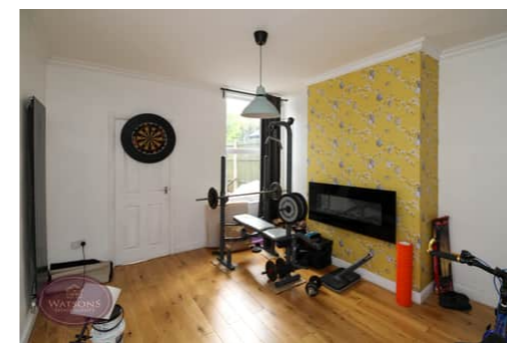


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Private Rear Garden
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- Popular Residential Location
- Ideal First Home or Investment

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 - 26359350

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



*** TREMENDOUS TOWN HOUSE *** With 2 reception rooms and 2 double bedrooms, this would be a great way to get onto the housing ladder, or to downsize without compromising too much on space. Located on a quiet street within walking distance of Eastwood Town Centre, there is easy access to a wealth of amenities and great transport links. In brief, the accommodation comprises: lounge, dining room and refitted kitchen to the ground floor, upstairs landing to the 2 double bedrooms and bathroom. An enclosed garden to the rear is low maintenance and has it's own gated entrance. On street permit parking to the front. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

4.51m into the bay x 3.77m (14' 10" x 12' 4") Composite entrance door to the front, uPVC double glazed bay window to the front, vertical radiator, integrated multi fuel burner, solid oak flooring and door to the dining room.

Dining Room

UPVC double glazed window to the front, vertical radiator, solid oak flooring, under stairs storage and door to the kitchen.

Kitchen

A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, tiled flooring, radiator, uPVC double glazed window to the side and French doors leading to the rear garden.

First Floor

Landing

Built in storage cupboard and doors to both bedrooms and 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 errors, omissions or mis-statements. 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 quality or efficiency can be given.
Made with SketchUp 12/23

Bedroom 1

4m x 3.66m (13' 1" x 12' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.67m x 2.82m (12' 0" x 9' 3") UPVC double glazed window to the front, access to the attic (partly boarded with dropdown ladder) and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator, extractor fan and obscured uPVC double glazed window to the front.

Outside

The rear garden offers a good level of privacy and comprises a timber decking seating area, gravel beds and brick built outhouse offering further storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side.