

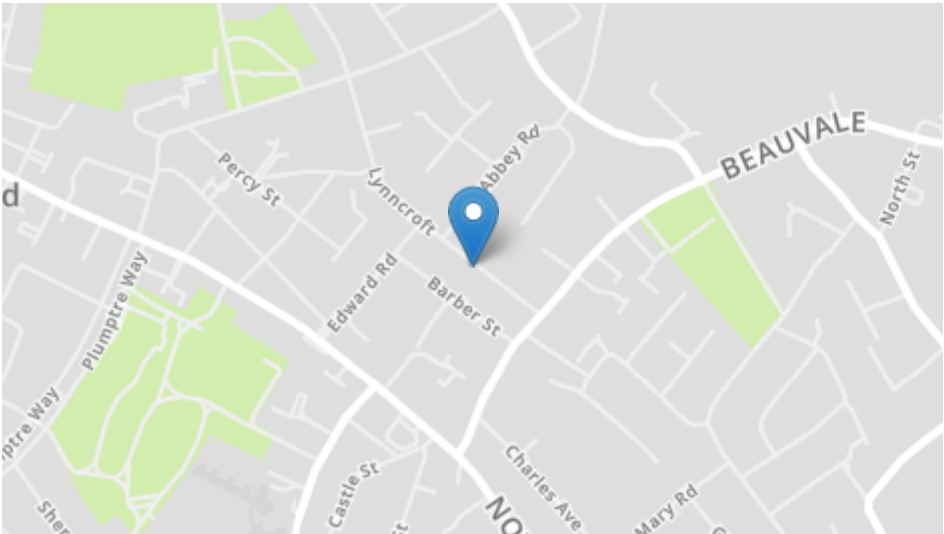
Lynncroft, Eastwood, NG163FE

Offers Over £140,000



Lynncroft, Eastwood, Nottingham, NG163FE

Offers Over £140,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England, Scotland & Wales	EU Directive 2002/91/EC	

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 - 29935743



- Mid Terrace Home
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- No Upward Chain
- Well Presented Throughout
- Low Maintenance Rear Garden
- Great Access To Amenities & Public Transport
- Ideal For First Time Buyers

Our Seller says....

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



*** THE PERFECT PLACE TO START! *** NO CHAIN *** This well presented 2 DOUBLE bedroom terrace home is located in a popular residential area of Eastwood close to many great amenities and is ready to move into! The accommodation comprises a dining room, living room, re-fitted kitchen, 2 double bedrooms and a re-fitted bathroom and a garden to the rear provides excellent outside space. Located only a short distance from many shops at Hilltop and Eastwood town centre this is perfect for either a first time buyer or buy to let investors we think this great property will sell fast so do not delay call us now to book your viewing.

Ground Floor

Lounge

3.59m x 3.19m (11' 9" x 10' 6") Composite entrance door, uPVC double glazed window to the front, feature fire place with inset electric fire, laminate wood flooring, under stairs storage, radiator and door to dining room.

Dining Room

3.88m x 3.60m (12' 9" x 11' 10") UPVC double glazed window to the rear, radiator, door to kitchen, laminate wood flooring and stairs to first floor.

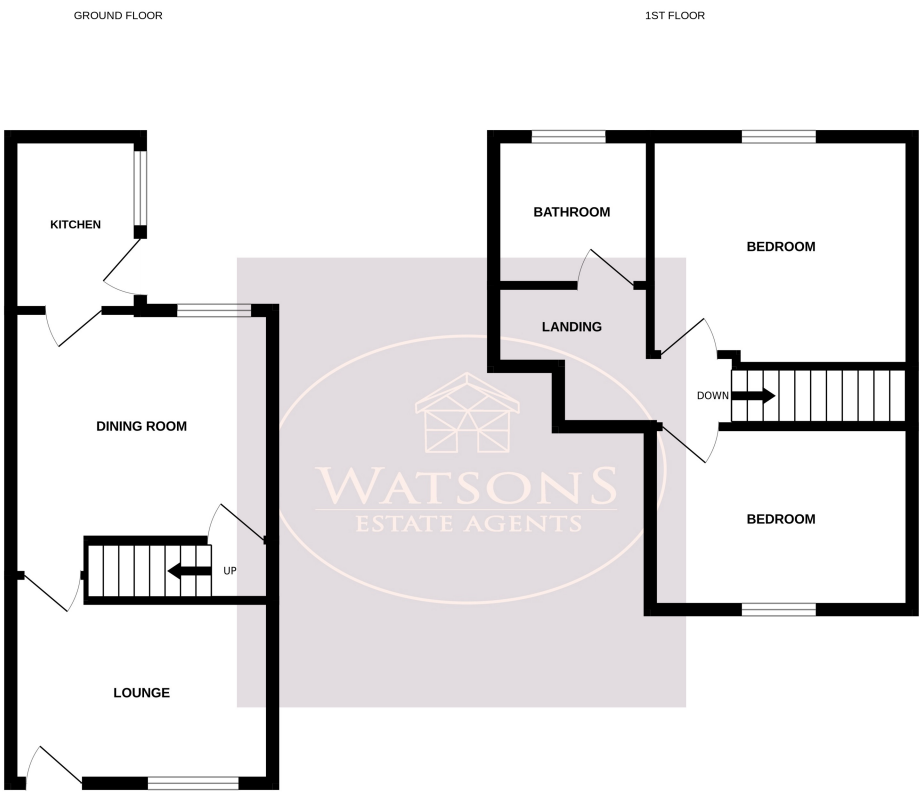
Kitchen

2.71m x 1.79m (8' 11" x 5' 10") A range of matching wall and base units with work surfaces incorporating inset 1.25 stainless steel sink & drainer unit. Integrated appliances including electric oven, 4 ring gas hob with extractor over, plumbing for washing machine and space for fridge freezer. Tiled walls, vinyl flooring, uPVC double glazed window to the side, wall mounted combination boiler and uPVC door to rear garden.

First Floor

First Floor Landing

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 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 6/2026

Bedroom 1

3.22m x 3.21m (10' 7" x 10' 6") UPVC double glazed window to the rear, storage cupboard, radiator and access to loft.

Bedroom 2

3.28m x 3.04m (10' 9" x 10' 0") UPVC double glazed window to the front, and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under, and panel bath. Obscured uPVC double glazed window to the rear, radiator, partially tiled walls and vinyl flooring.

Outside

To the front of the property is access to the entrance door, as well as shared access to the alley way. The rear garden features a paved patio area, turfed lawn and timber shed, palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas combination boiler is located in the kitchen cupboard, it is 10 years old and was last serviced in 2025. Neighbours share the alley way between the property and have access in order to take bins out.