

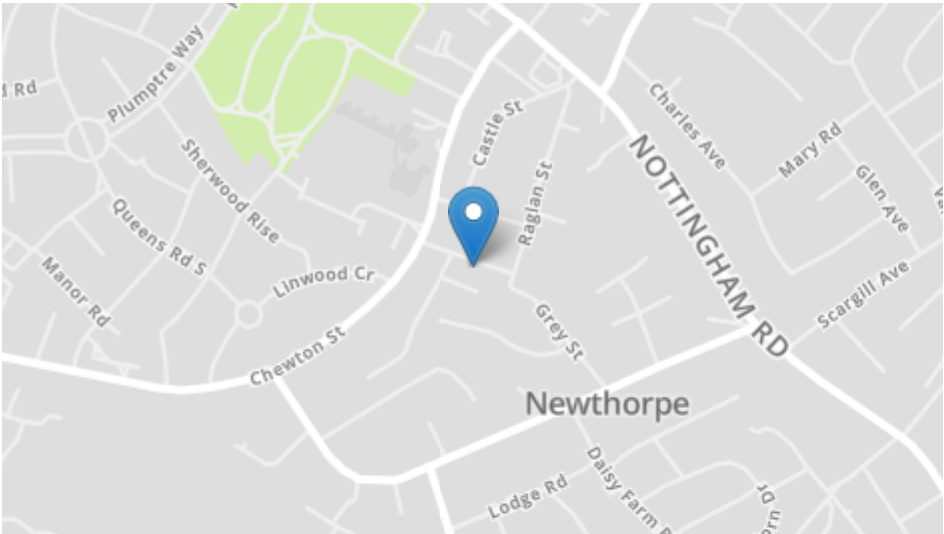
Philip Avenue, Eastwood, NG16 3HA

£240,000



10 Philip Avenue, Eastwood, Nottingham, NG16 3HA

£240,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29475185



- Semi Detached Home
- 3 Good Size Bedrooms
- Open Plan L Shaped Lounge & Dining Room
- Modern Fitted Kitchen
- Three Piece Family Bathroom Suite
- Garage & Ample Off Road Parking
- Storm Porch At The Rear Perfect For BBQ Area
- Generous Low Maintenance Rear Garden
- Walking Distance From Amenities
- Ample Potential to Extend/Develop (STPP)

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.



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*** YOUR NEXT FAMILY HOME IS ONLY A VIEWING AWAY! *** This wonderful 3 bedroom semi detached family home is located in a great area perfect for schools, nearby shops and public parks and transport and boasts great living space comprising an entrance porch, living room, dining room, kitchen, 3 bedrooms and a bathroom. To the outside is a private driveway leading to a garage, ample sunny SOUTH EAST facing garden to the rear and having great potential to further extend (subject to necessary planning permissions). This is the perfect home for those looking to either move up the property ladder or for those wishing to downsize! Call us now to book your viewing!

Ground Floor

Porch

UPVC entrance door with two obscured uPVC double glazed windows to the front and internal door to the hall.

Entrance Hall

Stairs to first floor, door to lounge and stairs into lounge.

Lounge

4.98m x 3.42m (16' 4" x 11' 3") UPVC double glazed window to the front, radiator, feature fireplace with inset gas fire and open access to the dining room.

Dining Room

2.74m x 2.64m (9' 0" x 8' 8") Door to kitchen, radiator and sliding patio doors to the rear garden.

Kitchen

3.33m x 2.74m (10' 11" x 9' 0") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Space for oven and gas hob with extractor over, plumbing for washing machine, dryer and dishwasher, space for fridge freezer, chrome heated towel rail, vinyl flooring, partially tiled walls, uPVC double glazed window to the rear, and uPVC door to storm porch.

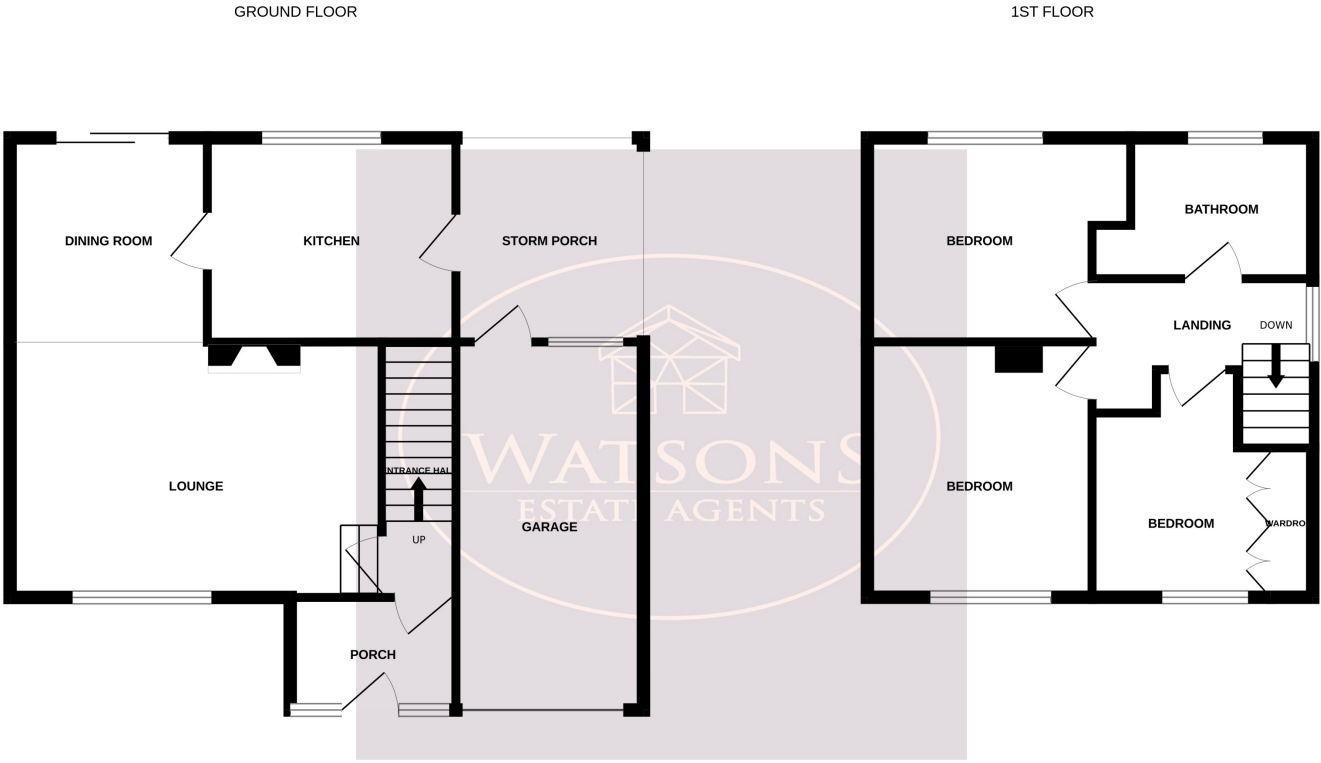
Storm Porch

UPVC door to kitchen and uPVC door to garage.

First Floor

First floor landing

UPVC double glazed window to the side and doors to all 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.
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Bedroom 1

3.42m x 3.01m (11' 3" x 9' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.53m x 2.78m (11' 7" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.05m x 2.39m (10' 0" x 7' 10") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with electric fed shower over. Chrome heated towel rail, vinyl flooring, tiled walls and uPVC double glazed window to the rear.

Garage

4.93m x 2.51m (16' 2" x 8' 3") Single garage with up and over doors and wooden single glazed window to the rear and wooden door to storm porch.

Outside

To the front is a large tarmacadam driveway giving access to the garage, entrance door and wrought iron gate to the rear of the property, palisaded by brick walls. The rear garden features a storm porch seating area, paved path leading to a gravel area surrounded by a flower bed border with a range of plants and shrubbery, the rear garden is enclosed by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas central heating unit is located in the garage, it is 7-8 years old and was serviced in October 2025.