

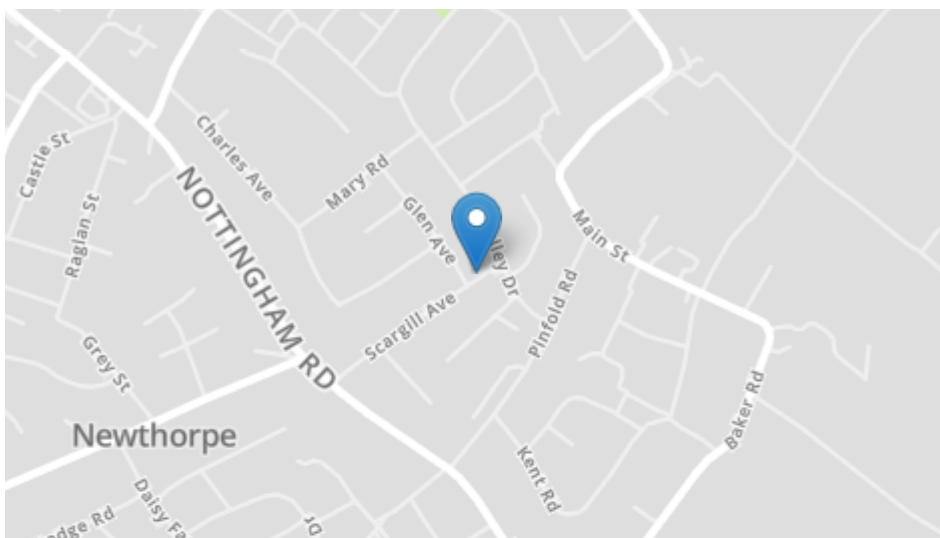
Glen Avenue, Eastwood, NG16 2AL

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- Open Plan Lounge & Dining Area
- Driveway & Garage
- Popular Residential Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Corner Plot

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 - 25793357

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



*** LIVE LIFE ON ONE LEVEL *** This detached bungalow sits in a generous corner plot and is offered for sale with NO UPWARD CHAIN. Features include originally being a 3 bedroom bungalow and quiet easily converted back to that if preferred, a spacious lounge diner & detached garage.

Useful information for potential buyers.

TRANSPORT. Bus stop - 0.2 miles. Bus service - Rainbow One. Key Roads - A610 = 1.1 miles. M1 (J.26) = 3 miles.

TOWN CENTRE AMENITIES. EASTWOOD (1 mile). KIMBERLEY(1.8 miles.) Ikea Retail Park (1 mile) Doctors Surgeries, Dental Practices, Opticians, Charity Shops, Coffee Shops, Public Houses, Restaurants, Pharmacies, Supermarkets, Hardware Stores, Homeware Stores, Hairdressing & Beauty Salons, Pet Groomers, Veterinary Surgery.

NEARBY SCHOOLS. Pre School - Phoenix Park Nursery. Primary Schools - Priory Catholic Voluntary Academy, The Florence Nightingale Academy. Secondary Schools - Hall Park Academy.

UTILITIES. Average Broadband Speed - 125Mbps. Council Tax Band C - Broxtowe Borough Council. All mains' services are connected. The property has a water meter.

OTHER - Recreational Play Parks & Greasley Sports & Community Centre - 0.7 miles

Data is derived from external sources and is for guidance purposes only. All information is correct at the time of publishing. Potential buyers should always conduct their own research into a property and area prior to making an offer.

Entrance Hall

Entrance door to the side, radiator, access to the attic and doors to all rooms.

Dining Area

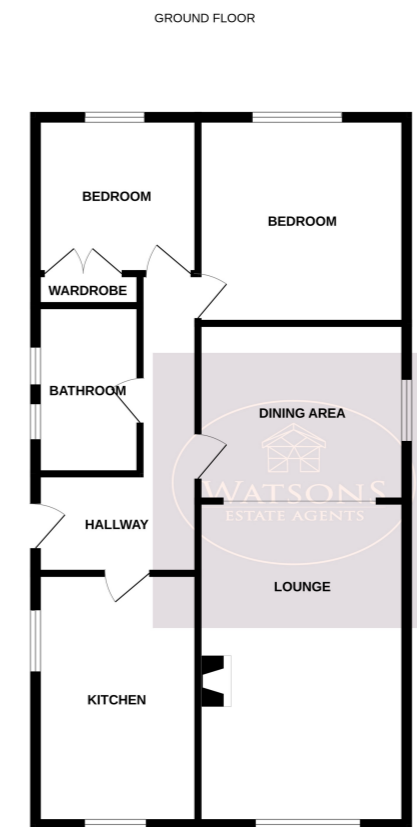
3.54m x 2.88m (11' 7" x 9' 5") UPVC double glazed window to the side, radiator archway to the lounge.

Lounge

5.44m x 3.53m (17' 10" x 11' 7") UPVC double glazed windows to the front & side, radiator and feature fireplace with inset coal effect fire.

Breakfast Kitchen

4.24m x 2.72m (13' 11" x 8' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Space for cooker, plumbing for washing machine, radiator and uPVC double glazed window to the front & side.



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

3.55m x 3.33m (11' 8" x 10' 11") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

2.72m x 2.62m (8' 11" x 8' 7") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front and side of the property there is a turfed lawn with flower bed borders. A concrete driveway provides ample off road parking and leads to the single detached garage with up & over door and power. The enclosed rear garden is paved, making this a low maintenance outdoor space.