

Eastview Cottages, Queens Square, Eastwood, NG16 3BJ

£150,000



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- Mid Terrace Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- Newly Fitted Bathroom & Kitchen
- Excellent Road & Public Transport Links
- Walking Distance To Amenities
- Fully Refurbished Throughout
- No Upward Chain

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 - 27422970

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



**\*\*\* NEWLY REFURBISHED \*\*\*** Located within walking distance to Eastwood town centre is this charming two double bedroom cottage which has just been re-furbished by the current owners and is ideal for either first time buyers or buy to let investors. Benefiting from a re-furbished kitchen and bathroom and newly laid carpets, the accommodation briefly comprises a living room, dining room, kitchen, two generous bedrooms and re-fitted modern bathroom. Whilst outside is an easy to maintain courtyard garden. Offered for sale with full vacant possession and no forward chain we highly recommend an early internal inspection. Call us today to book your viewing!

## Ground Floor

### Lounge

3.74m x 3.64m (12' 3" x 11' 11") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, feature fire place with inset space for fire, radiator and door to the dining room.

### Dining Room

3.76m x 3.61m (12' 4" x 11' 10") UPVC double glazed window to the rear, feature fire place with inset space for fire, radiator, under stairs storage with power, light and intruder alarm panel, door to the stairs to the first floor and door to the kitchen.

### Kitchen

5.10m x 1.80m (16' 9" x 5' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker and fridge, freezer, plumbing for washing machine, 2 uPVC double glazed windows to the side, wood effect laminate flooring, radiator and door to the rear garden.



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 for 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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## First Floor

### Landing

Access to the attic and doors to both bedrooms and bathroom.

### Bedroom 1

4.83m x 3.66m (15' 10" x 12' 0") UPVC double glazed window to the front, storage cupboard and radiator.

### Bedroom 2

3.63m x 2.88m (11' 11" x 9' 5") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath with shower over. Radiator, cupboard housing the combination boiler and obscured uPVC double glazed window to the side.

### Outside

To the rear of the property is a paved courtyard.