

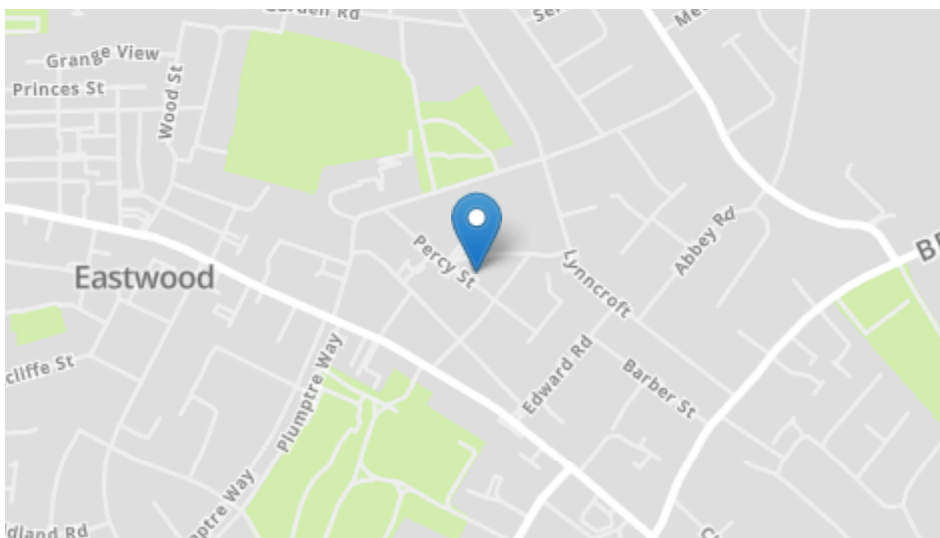
Percy Street, Eastwood, Nottingham, NG16 3EP

£170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Semi Detached Home
- 3 Bedrooms
- Open Plan Lounge/Diner
- Conservatory
- Generous Rear Garden
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 26728172

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



*** MAKE IT YOUR OWN *** Put your own stamp on this deceptively spacious CHAIN FREE semi detached property. With tons of potential both inside and out, the options are endless! This property has been a well loved family home since the 1970's and with some modernisation, could be totally transformed. Accommodation to the ground floor in brief comprises; entrance hallway, large open plan lounge & dining room, kitchen and conservatory. To the first floor there are three bedrooms and family bathroom. Externally, the south west facing rear garden is generous in size and provides further potential to extend (subject to planning permission). Percy Street is located close to Eastwood Town Centre, which offers a wide range of shops, amenities and public services including doctors, dentists and vets. Nearby transport links include bus stops with regular routes running to various destination including Kimberley, Nottingham City Centre & Alfreton. Buyers with children will also appreciate the close proximity to Lawrence View Primary school as well as parks and recreational play areas. This property ticks every single box - call our team today to arrange your viewing!

Ground Floor

Entrance Hall

UPVC double glazed door & window to the front, stairs to the first floor, radiator, wood effect laminate and under stairs storage with obscured uPVC double glazed window to the side and housing the boiler and consumer unit. Doors to the dining area and kitchen.

Dining Area

3.56m x 3.43m (11' 8" x 11' 3") UPVC double glazed window to the front, radiator and open to the lounge area.

Lounge Area

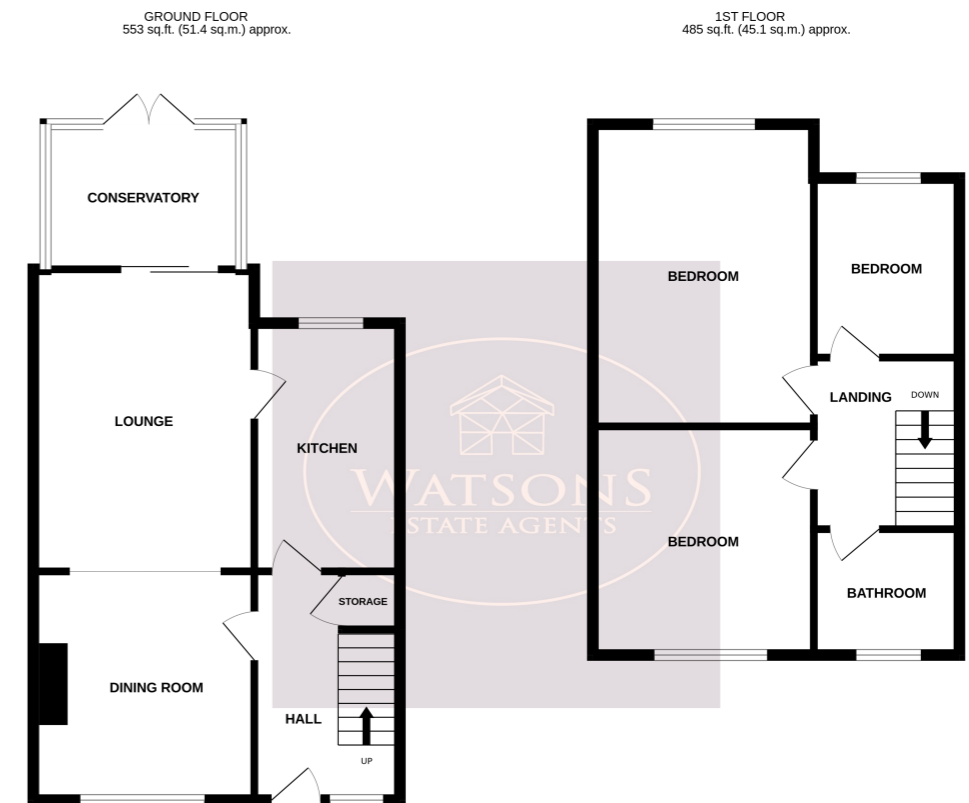
4.7m x 3.18m (15' 5" x 10' 5") Stone fire place with inset space for electric fire, radiator and sliding patio doors to the conservatory.

Conservatory

3.23m x 2.44m (10' 7" x 8' 0") Brick & uPVC double glazed construction, vinyl flooring and French doors leading to the rear garden.

Kitchen

3.86m x 2.26m (12' 8" x 7' 5") A range of matching wall & base units, work surfaces incorporating a composite sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, tiled flooring and uPVC double glazed door to the rear garden.



First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

4.8m x 3.10m (15' 9" x 10' 2") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

3.48m x 3.25m (11' 5" x 10' 8") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 3

2.79m x 2.21m (9' 2" x 7' 3") UPVC double glazed window to the rear and radiator.

Bathroom

2.18m x 1.96m (7' 2" x 6' 5") 3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the front, radiator and wooden flooring.

Outside

The front of the property is palisaded by brick wall. The generous rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants & shrubs and is enclosed by timber fencing and brick wall to the perimeter.