

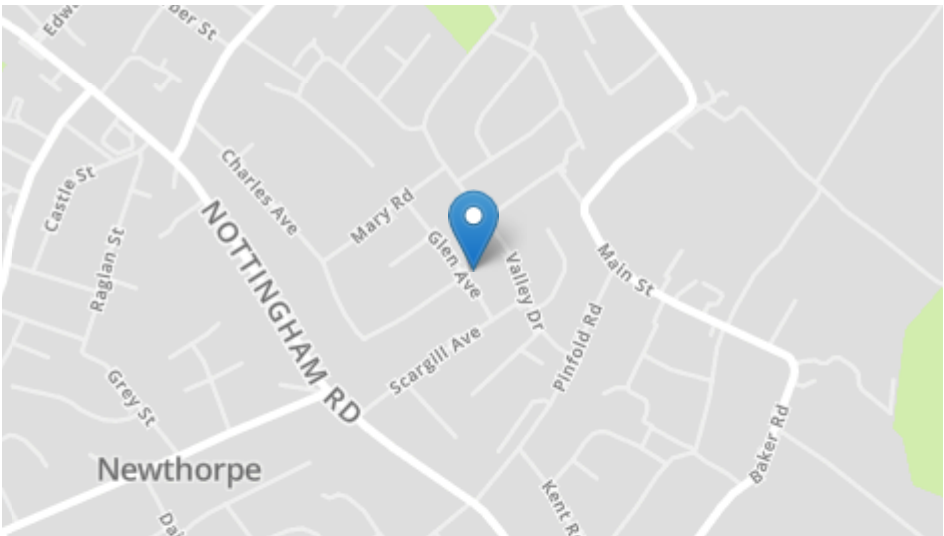
Glen Avenue, Eastwood, NG16 2AL

£240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Lounge
- Fitted Breakfast Kitchen
- Detached Garage & Off Road Parking
- Carport
- Enclosed Rear Garden
- Great Roads & Transport Links
- Close to Amenities
- Solar Panels

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 - 29128369

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





\*\*\* DOWNSIZE WITHOUT COMPROMISE! \*\*\* NO CHAIN \*\*\* This charming 3 bedroom detached bungalow is situated on a popular road on the Eastwood/Newthorpe border and will particularly appeal to buyers looking to downsize. The accommodation in brief comprises; entrance hall, fitted kitchen, lounge, shower room and three bedrooms. To the outside a front garden with driveway providing off road parking and giving access to a covered car port, detached garage and to the rear an enclosed garden with patio. The sought after location provides easy access to Eastwood, amenities, schools, and public services available including a doctors surgery. Bus stops with routes to Nottingham City Centre, amongst other destinations, are also within walking distance and the A610 - which leads to Junction 26 of the M1. Call our team today to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door, storage cupboard, radiator, incorporated boiler and access to attic.

Lounge

5.34m x 3.54m (17' 6" x 11' 7") UPVC double glazed window to the front , feature fireplace and radiator.

Breakfast Kitchen

4.25m x 2.66m (13' 11" x 8' 9") A range of matching wall and base units with work surfaces incorporating stainless steel sink & drainer unit. Integrated appliances including waist hight double electric oven and electric hob with extractor fan over. Breakfast bar, tiled flooring and tiled walls, space for fridge or freezer, plumbing for dishwasher, radiator and uPVC double glazed window to the front and side.

Bedroom 1

3.54m x 3.37m (11' 7" x 11' 1") UPVC double glazed window to the rear and radiator.

Bedroom 2

2.70m x 2.25m (8' 10" x 7' 5") UPVC double glazed window to the rear and radiator.



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 misstatement. 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 i2025

Bedroom 3

3.55m x 2.87m (11' 8" x 9' 5") UPVC double glazed window to the side and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink, panel bath, electric cubicle shower, tiled walls, two obscured uPVC double glazed windows to the side and radiator.

Outside

The front of the property features a paved garden area and paved parking space, leading to timber gates and carport. The rear garden has a detached garage, paved seating area with stone steps leading down to turfed lawn, with gravel flower bed area with a range of plants and shrubbery and glass greenhouse; enclosed by timber fencing.

Garage

Detached single garage with up and over doors.

No Cost Leased Solar Panels

For more details, please speak to our team.