

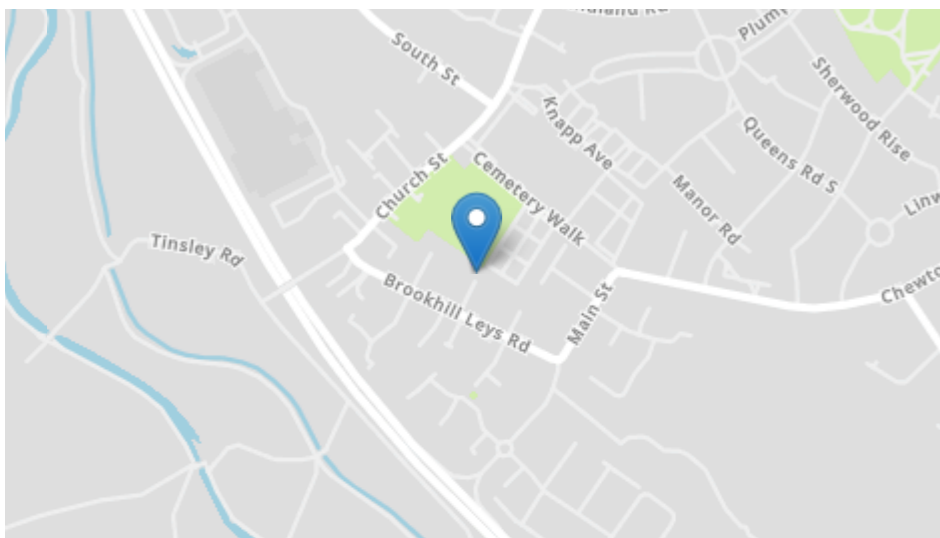
Addison Villas, Eastwood, NG16 3JA

Offers Over £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	



- Semi Detached House
- 3 Bedrooms
- Modern Fitted Dining Kitchen
- Lounge
- Driveway
- Generous Rear Garden
- Cul De Sac Corner Position
- Close to School, Transport Links & Amenities
- No Upward Chain

Our Seller says....

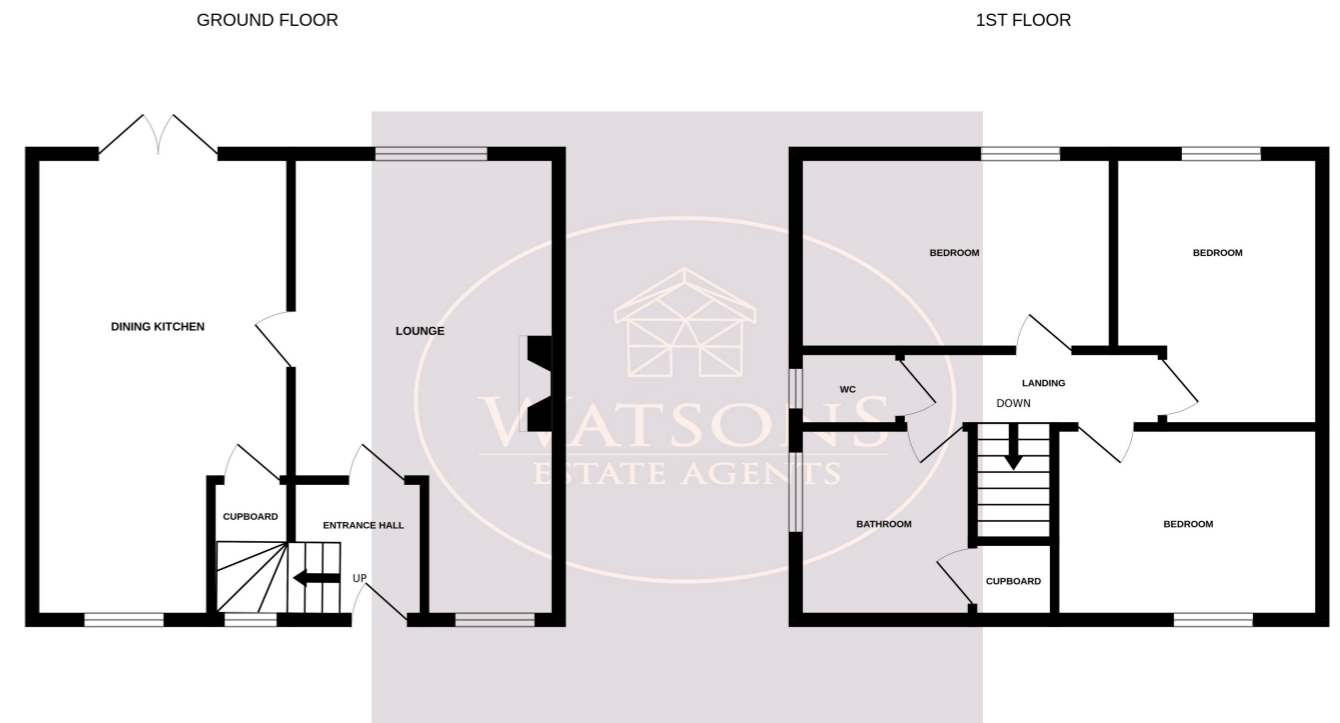
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 28348773

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

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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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\*\*\* YOU WANT VALUE? THEN LOOK NO FURTHER! \*\*\* This fabulous 3 bedroom semi detached family represents fantastic value for money considering it occupies a generous corner plot and is ready to move into! Located at the head of a private cul-de-sac and within a short distance to both Eastwood town centre and the A610 the property boast spacious rooms with a living room, kitchen/dining room, 3 generous bedrooms and a family bathroom with separate WC. Outside is a private driveway with a large lawned garden to the rear. This property will appeal to a wide range of buyers, from first time buyers, those looking to buy a great family home or even buy to let investors! Call our team today to book your viewing.

## Ground Floor

### Entrance Hall

Composite entrance door and uPVC double glazed window to the front, radiator, laminate wood flooring, door to the lounge and stairs to the first floor.

### Lounge

5.54m x 3.38m (18' 2" x 11' 1") UPVC double glazed windows to the front and rear, radiator, inglenook feature fireplace, laminate wood flooring and door to the dining kitchen.

### Dining Kitchen

5.89m x 3.25m (19' 4" x 10' 8") A range of matching high gloss wall and base units with worksurfaces incorporating an inset 1.5 bowl ceramic sink and drainer unit. Integrated fridge freezer and dishwasher, plumbing for washing machine, space for tumble dryer and range cooker with extractor over. Tiled flooring, radiator, ceiling spotlights and under stairs storage cupboard. UPVC double glazed window to the front and French doors to the rear garden.

## First Floor

### Landing

Access to the attic, doors to all bedrooms, the bathroom and wc.

### Bedroom 1

4.02m x 2.67m (13' 2" x 8' 9") UPVC double glazed window to the rear, radiator and laminate wood flooring.

### Bedroom 2

3.38m x 2.71m (11' 1" x 8' 11") UPVC double glazed window to the front, radiator and laminate wood flooring.

### Bedroom 3

3.4m x 2.07m (11' 2" x 6' 9") UPVC double glazed window to the rear and radiator.

### Bathroom

White 2 piece suite comprising vanity sink unit and panelled bath with electric shower over. Fully tiled walls, built in storage cupboard and obscured uPVC double glazed window to the side.

### WC

WC, partly tiled walls and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a paved driveway with parking space for multiple vehicles. The rear garden has open views to the field behind and is enclosed by timber fencing with gated access to the side. The rear garden comprises paved patio area, gravel seating area, turfed lawn, external tap and power points, timber shed and flower bed boarders with a range of plants and shrubs.