

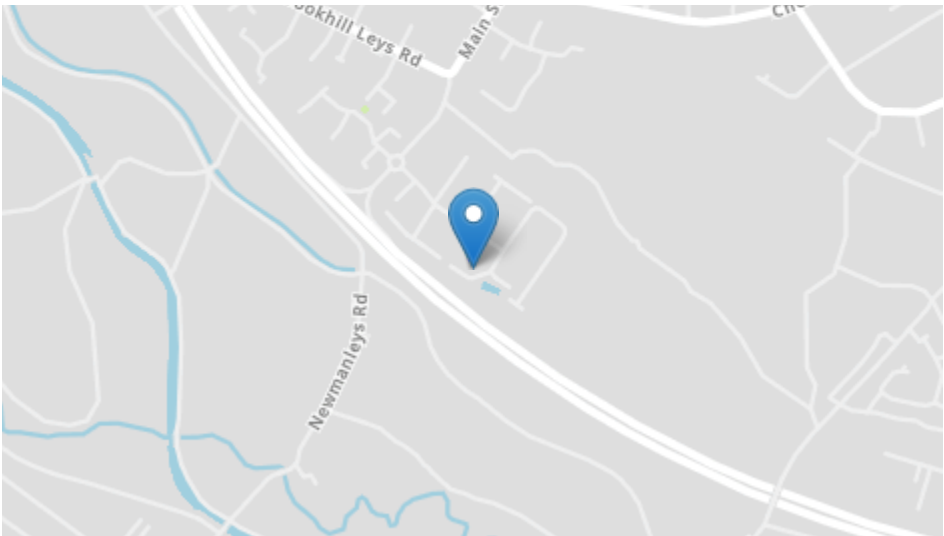
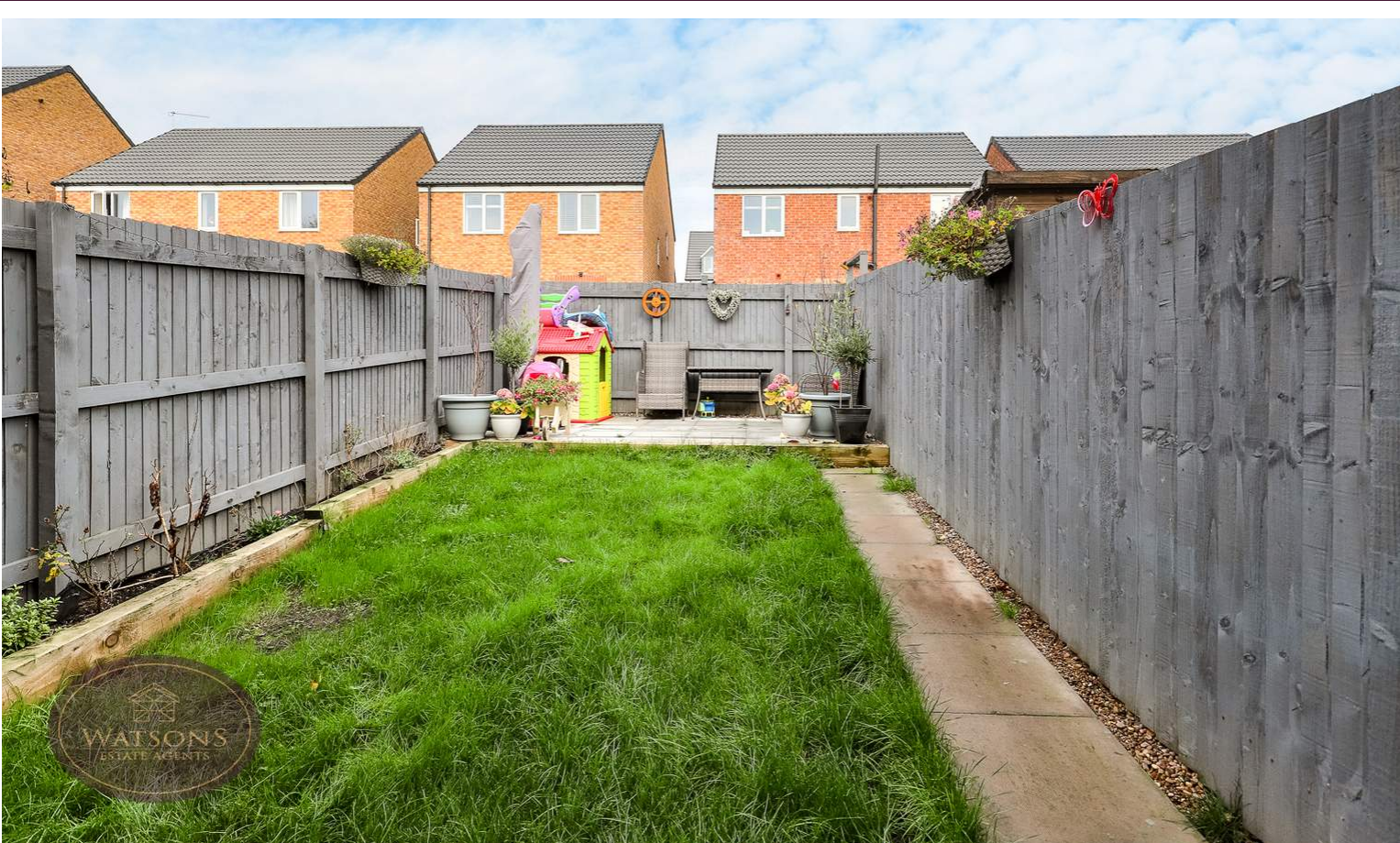
Jenkin Close, Eastwood, NG16 3RX

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92-100) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Town House
- 2 Double Bedrooms
- Downstairs WC
- Open Plan Dining Kitchen
- Driveway
- Short Drive To Eastwood Town Centre
- Ease of Access To A610 & M1
- NHBC Warranty

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 - 29684758

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



THE PERFECT FIRST HOME Situated on a modern residential development, this mid terrace house is beautifully presented and would be idea for buyers looking for a 'turn key' home. The property in brief comprises to the ground floor entrance hall, ground floor w/c, lounge and open plan dining kitchen. To the first floor landing giving access to two double in size bedrooms and a three piece family bathroom. To the outside a driveway to the front providing off road parking and to the rear an enclosed garden with lawn areas. Situated within a cul-de-sac in the popular area of Giltbrook, this property offers a great location within easy access of a range of local amenities, transport links, IKEA Retail Park and road links such as the A610 and M1.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, doors to the WC and lounge.

Lounge

4.57m x 2.89m (15' 0" x 9' 6") UPVC double glazed window to the front, radiator and door to the kitchen.

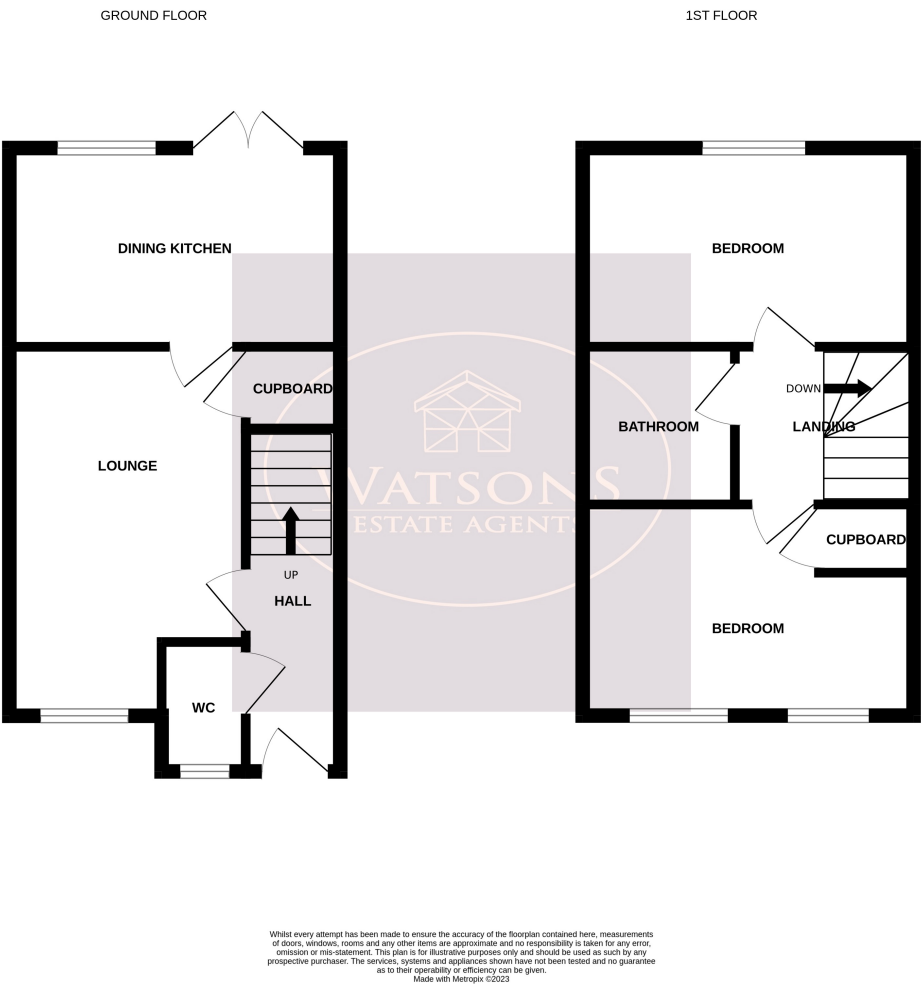
Dining Kitchen

3.86m x 2.46m (12' 8" x 8' 1") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, washing machine and dishwasher. Ceiling spotlights, radiator, cupboard housing the boiler, uPVC double glazed window to the rear and French doors leading to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom.



Bedroom 1

3.91m x 2.60m (12' 10" x 8' 6") 2 uPVC double glazed windows to the front and radiator.

Bedroom 2

3.88m x 2.44m (12' 9" x 8' 0") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Heated towel rail, ceiling spotlights and extractor fan.

Outside

To the front of the property a driveway provide ample off road parking. The rear garden offers a good level of privacy, and comprises a lawned garden which is enclosed by timber fencing to the perimeter with gated access to the side.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the boiler is electric, located in the kitchen it is four years old and was last serviced four years ago.