

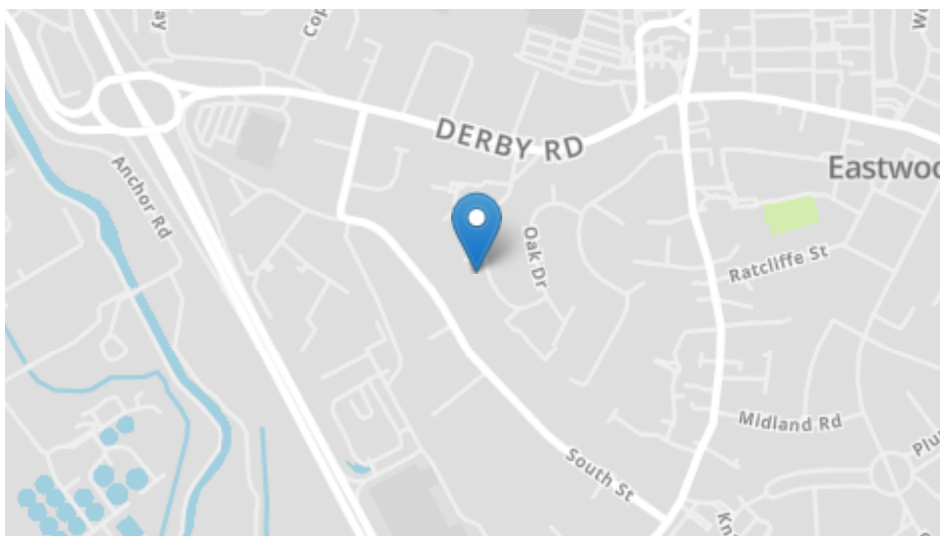
Larch Crescent, Eastwood, NG16 3RB

£140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 Double Bedrooms
- Modern Kitchen
- Allocated Car Parking Space
- West Facing Rear Garden
- Walking Distance To Amenities
- Ideal First Home Or Investment
- 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 - 26640097

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



*** PUT A FIRM FOOT ON THE LADDER *** Located within walking distance to a number of amenities, this two double bedroom mid town house is offered for sale with no upward chain and would make an excellent choice for a first timer, down-sizer or buyer to let investor. The accommodation is well presented throughout and briefly comprises to the ground floor; entrance hall, lounge with open plan stairs, breakfast kitchen fitted with modern high gloss units. To the first floor landing giving access to 2 double in size bedrooms and a fitted three piece bathroom. Outside the rear garden is enclosed, predominantly decked and barked making this a low maintenance space and there is also an allocated parking bay located nearby. Larch Crescent is just 0.2 miles from Eastwood Town Centre providing easy access to a wide range of local amenities including shops, bars, cafes and bus stops with routes to various destinations. Key road links including the A610 & A608 which lead to Junctions 26 & 27 of the M1 are both just a short drive away.

Ground Floor

Entrance Hall

UPVC double glazed door to the front, storage cupboard housing the utility box and door to the lounge.

Lounge

5.77m x 3.58m (18' 11" x 11' 9") UPVC double glazed window to the front, radiator, stairs to the first floor, wood effect laminate flooring and door to the inner hall.

Inner Hall

Door to the storage cupboard and open to the dining kitchen.

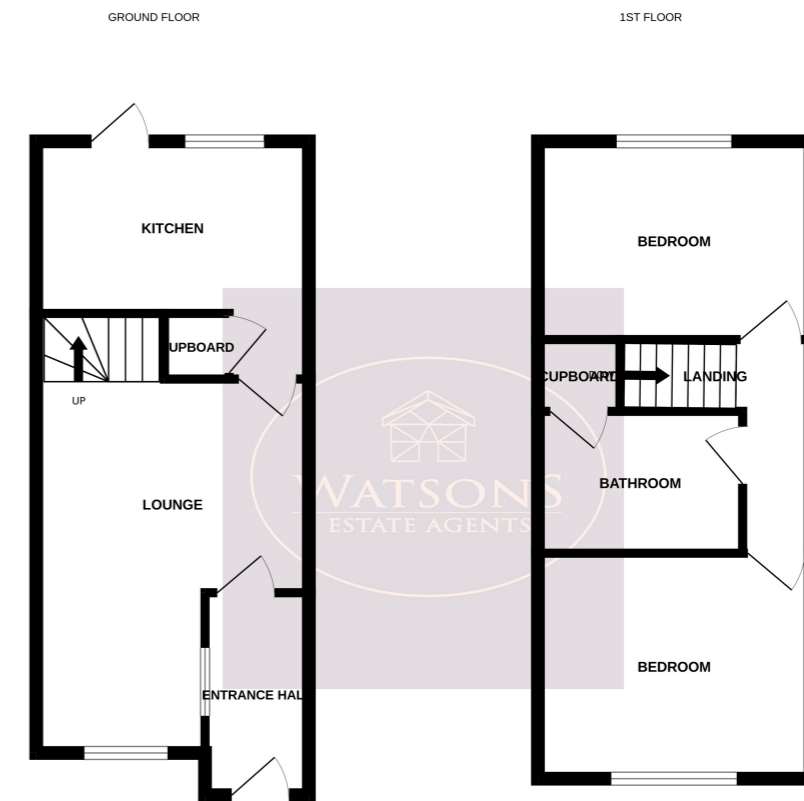
Dining Kitchen

3.59m x 2.55m (11' 9" x 8' 4") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, breakfast bar, wood effect laminate flooring, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

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



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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Bedroom 1

3.59m x 2.97m (11' 9" x 9' 9") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.59m x 2.55m (11' 9" x 8' 4") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Storage cupboard housing the combination boiler, tiled flooring and extractor fan.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. The West facing rear garden offers a good level of privacy and comprises a timber decking seating area and gravel beds. The garden is enclosed by timber fencing to the perimeter with gated access to the side. There is an allocated parking space adjacent to the property.