

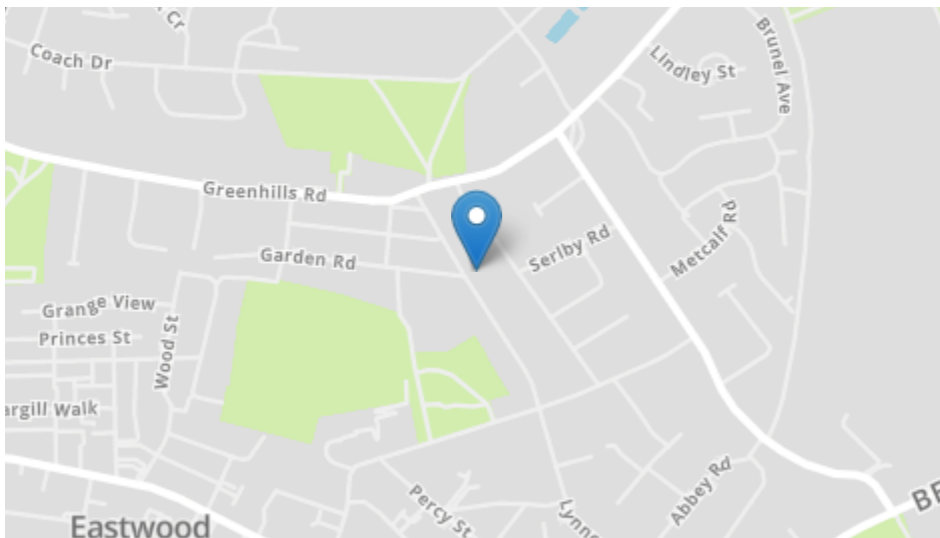
Lynncroft, Eastwood, NG16 3FQ

£100,000

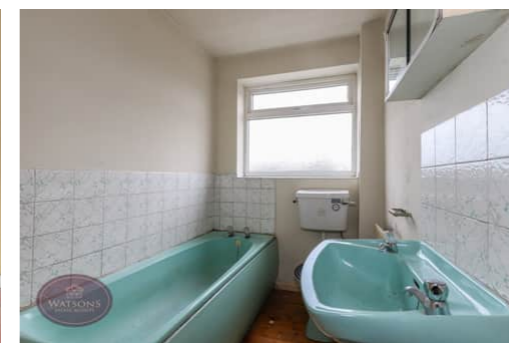


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£100,000



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | <b>84</b> |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>63</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |



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 - 28262820

Our Seller says....

- Mid Terrace House
- 2 Bedrooms
- Generous Dining Kitchen
- Rear Courtyard
- Walking Distance To Amenities
- Ideal First Home or Investment
- In Need of Modernisation
- No Upward Chain

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



\*\*\* INVESTORS GET READY! \*\*\* \*\*\* NO UPWARD CHAIN \*\*\* This great investment opportunity will no doubt create a buzz around the town! A great 2 bedroom terrace which requires complete refurbishment and boasts good size rooms and a rear garden. Located conveniently for Eastwood the property is a great step into the world of property development! Call us now to secure your viewing!

## Ground Floor

### Lounge

3.66m x 3.58m (12' 0" x 11' 9") Entrance door to the front, uPVC double glazed window to the front, radiator. Open to the kitchen diner.

### Kitchen Diner

6.42m x 3.57m (21' 1" x 11' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Stairs to the first floor, radiator, uPVC double glazed window to the rear and door to the rear courtyard.

## First Floor

### Landing

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 quality or efficiency can be given.  
Made with Metropix 12/2014

### Bedroom 1

4.62m x 3.65m (15' 2" x 12' 0") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.04m x 2.29m (10' 0" x 7' 6") UPVC double glazed window to the rear, radiator and storage cupboard housing the combination boiler.

### Bathroom

3 piece suite comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

### Outside

To the rear of the property is a courtyard which is enclosed by timber fencing and brick outbuilding to the perimeter.