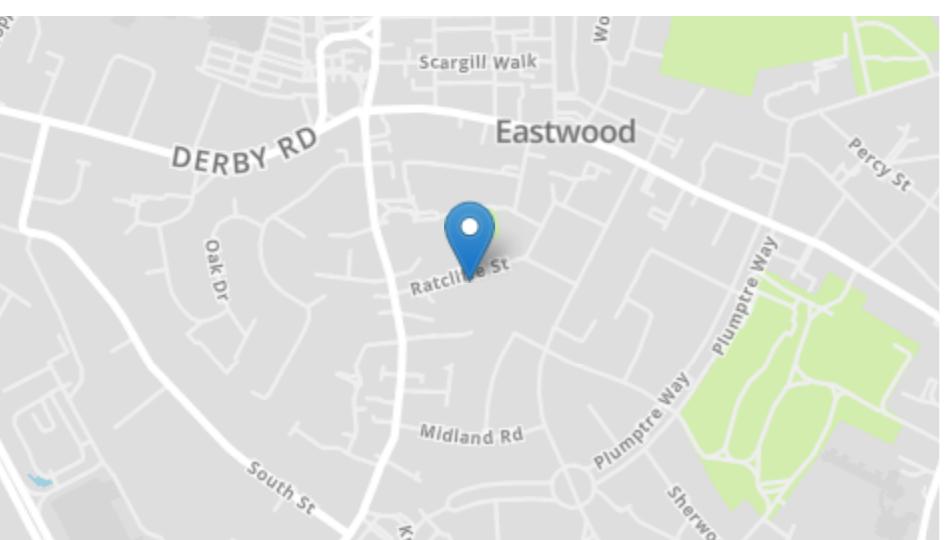


Ratcliffe Street, Eastwood, NG16 3BN

£270,000



want to view?

Call us on 0115 938 5577

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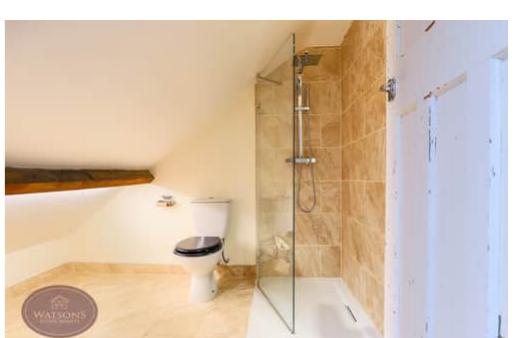
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Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part 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.



Ratcliffe Street, Eastwood, Nottingham, NG16 3BN

£270,000



Our Seller says....

- Detached Character Property
- Three Good Size Bedrooms
- Spacious Lounge & Study Area
- Breakfast Kitchen
- Three Piece Bathroom Suite & En Suite To Primary Bedroom
- Lean To & WC
- Generous Cellar Space
- Driveway Parking
- Great Access To Amenities & Public Transport

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\*\*\* SEEING IS BELIEVING! \*\*\* NO CHAIN \*\*\* Located only a short walk from Eastwood town centre this deceptively spacious 3 bedroom semi detached (it is structurally detached but appears as a semi detached property) family home boasts light, airy and very flexible living space! The highlight of this great family home is the converted loft with a master bedroom and en-suite with a fabulous balcony window taking in lovely far reaching views! Further comprising of an entrance hallway with original feature stained glass door and side lights, through lounge which opens to a dining kitchen, study, 2 bedrooms to the first floor and a family bathroom, and accessed from outside of the house to the rear, 2 lower ground floor cellar rooms which could be converted and used for a variety of uses! Outside you will find a private driveway leading to a side lean to/workshop and at the rear a private and enclosed south east facing garden. To view this fabulous home call our sales team today!

#### Ground Floor

#### Entrance Hall

Original entrance door, stairs to first floor and doors to lounge, study and lean to.

#### Study

2.39m x 2.10m (7' 10" x 6' 11") UPVC double glazed window to the rear, laminate wood flooring and radiator.

#### Lounge

4.20m x 3.48m (13' 9" x 11' 5") UPVC double glazed bay window to the front, Inglenook fireplace with multifuel burner, ceiling spotlights, laminate wood flooring, radiator and open access to breakfast kitchen.

#### Breakfast Kitchen

5.07m x 3.36m (16' 8" x 11' 0") A range of wall and base units with worksurfaces incorporating an 1.5 stainless steel sink & drainer unit. Integrated appliances including double electric oven and induction hob with extractor over and space for fridge freezer. UPVC double glazed bay window to the rear, radiator, laminate wood flooring, ceiling spotlights.

#### WC

WC, wall mounted sink and tiled flooring.

#### First Floor

#### First Floor Landing

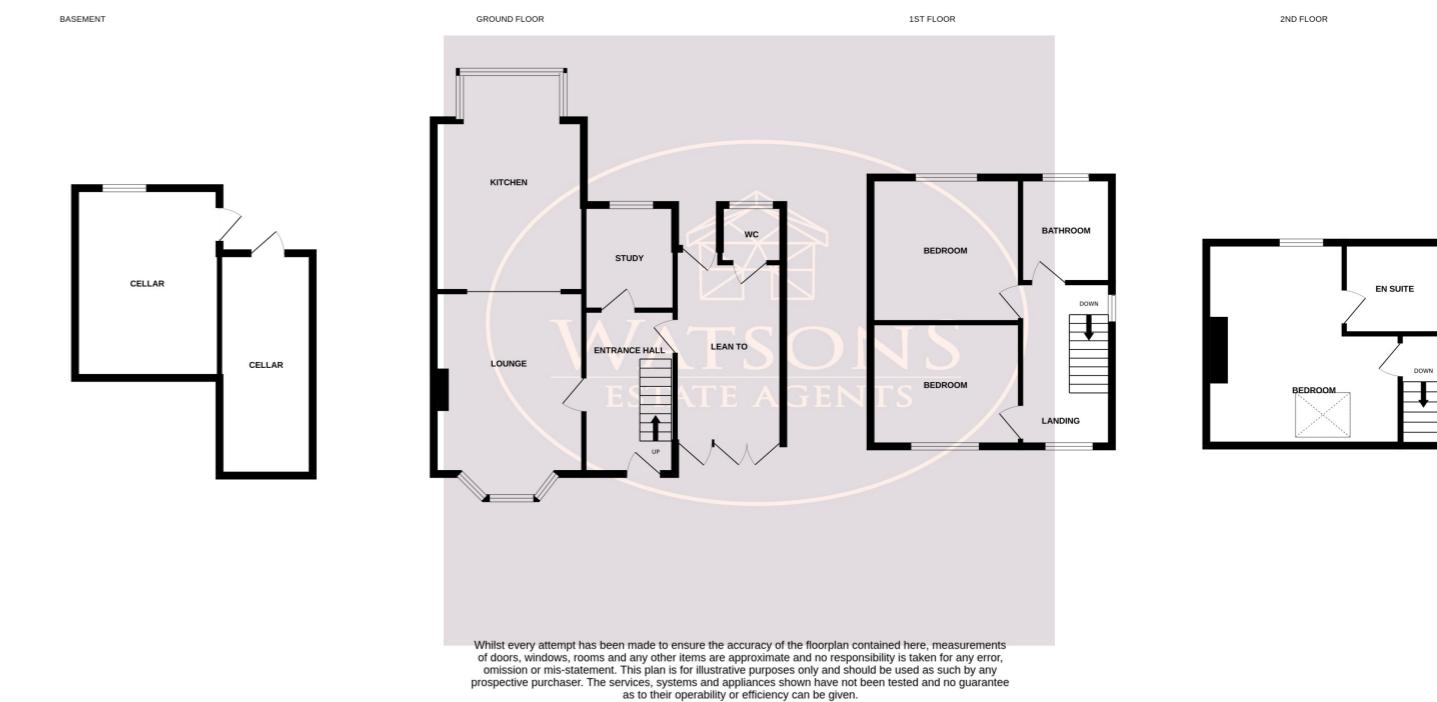
Doors to two bedrooms, bathroom and stairs to the second floor.

#### Bedroom 2

3.68m x 3.43m (12' 1" x 11' 3") UPVC double glazed window to the rear and radiator.

#### Bedroom 3

3.43m x 3.35m (11' 3" x 11' 0") UPVC double glazed window to the front and radiator.



#### Bathroom

White three piece suite comprising wc, pedestal sink and panel back. Obscured uPVC double glazed window to the rear and ceiling spotlights.

#### Second Floor

#### Bedroom 1

4.67m x 4.27m (15' 4" x 14' 0") UPVC double glazed window to the rear, Velux window, radiator and door to ensuite.

#### En Suite

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Chrome heated towel rail and extractor fan.

#### Cellar

#### Cellar

A great storage area or workshop space.

#### Outside

To the front is a paved driveway giving access to the original entrance door and timber lean to and is palisaded by brick walls. The rear garden features stone steps down to the paved patio area giving access to the cellar space, a large turfed lawn with flower bed edges and is enclosed by stone walls and a range of plants and shrubbery.

#### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the cellar it is less than a year old and was serviced in November 2025.