

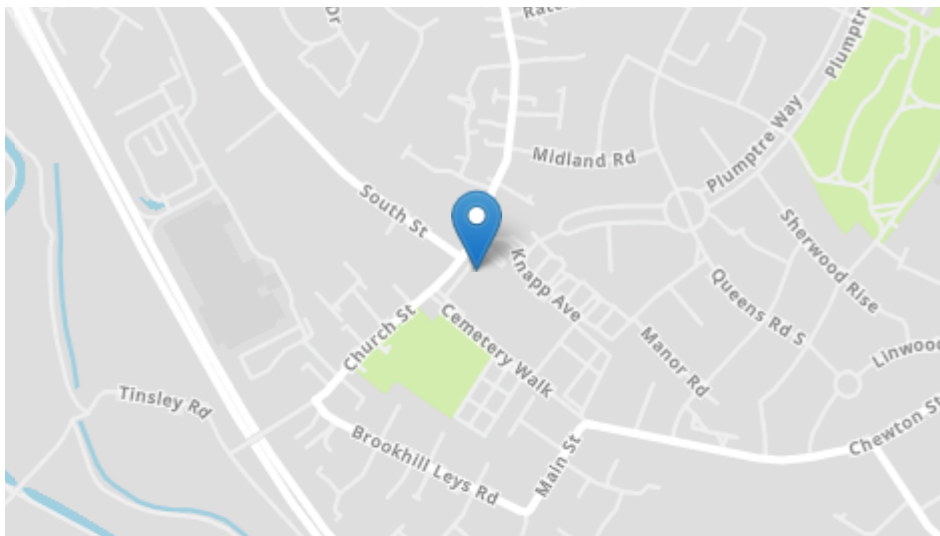
Church Street, Eastwood, NG16 3HR

£180,000



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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 84 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Our Seller says....

- Semi Detached House
- 2 Double Bedrooms
- Newly Fitted Bathroom & Kitchen
- Separate Lounge & Dining Room
- Ease of Access to A610
- Walking Distance to Eastwood Town Centre
- Good Off Street Parking
- Generous Rear Garden

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 - 27756008

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



***** SUPERB SEMI ***** This is a rare opportunity to own one of those semis which are set back off the main street on the outskirts of Eastwood. With 2 DOUBLE bedrooms, recently benefitting from refitted kitchen & bathroom, as well as a superb rear garden, this is sure to be popular. In brief, the accommodation comprises: entrance hall, lounge, dining room, kitchen, upstairs landing to the 2 good DOUBLE bedrooms and bathroom. Outside, there is good off street parking available to the front which is not overlooked, but the rear garden is a particularly strong feature of this superb semi - it is larger than average and also enjoys a high level of privacy so it's a great space to enjoy the Summer sun. Ideally suiting first time buyers or down-sizers, this is genuinely a fabulous home and viewing is **HIGHLY RECOMMENDED**. Call our sales team now!

Ground Floor

Entrance Hall

Composite entrance door and uPVC double glazed window to the front, radiator, doors to the lounge, kitchen and under stairs storage, stairs to the first floor.

Lounge

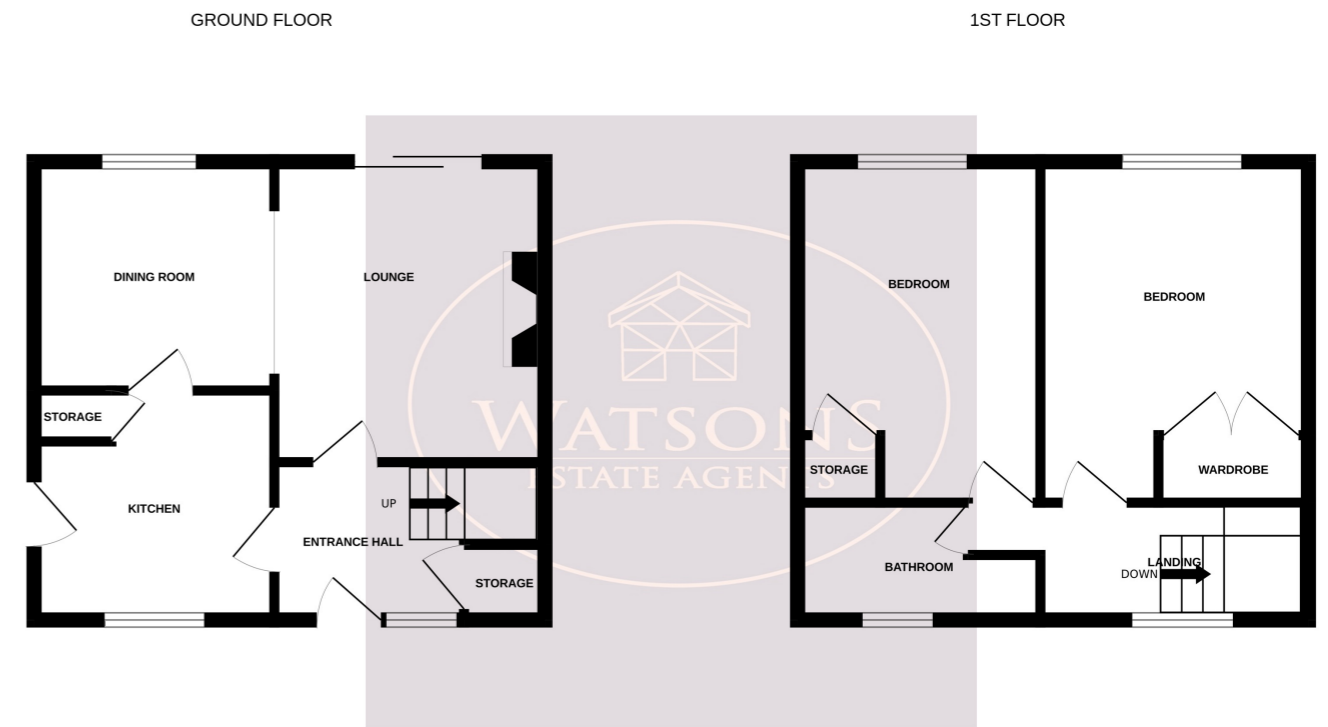
4.19m x 3.21m (13' 9" x 10' 6") Inglenook fireplace, radiator, uPVC double glazed sliding patio doors to the rear garden, opening to the dining room.

Dining Room

2.93m x 2.89m (9' 7" x 9' 6") UPVC double glazed window to the rear, radiator, door to the kitchen and opening to the lounge.

Kitchen

3.32m x 2.85m (10' 11" x 9' 4") A range of matching high gloss wall and base units with work surfaces incorporating an inset 1.5 bowl sink & drainer unit, electric hob with extractor over, integrated electric oven, and integrated waist height microwave, radiator, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to the front, doors to the dining room, entrance hall, storage cupboard and composite outer door to the side.



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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First Floor

Landing

UPVC double glazed window to the front, doors to both bedrooms and the bathroom, access to the attic.

Bedroom 1

4.2m x 3.21m (13' 9" x 10' 6") UPVC double glazed window to the rear, radiator and built in double wardrobe.

Bedroom 2

4.23m x 2.9m (13' 11" x 9' 6") UPVC double glazed window to the rear, radiator and built in wardrobe housing the combination boiler.

Bathroom

3 piece suite in white comprising of WC, pedestal sink and panelled bath, radiator, built in storage cupboard and obscured uPVC double glazed window to the front.

Outside

The front garden is enclosed by timber fences and comprises of a paved & gravel driveway with space for 2 cars and flower bed borders with a range of plants & shrubs. The rear garden comprises of a paved patio area, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fences with a gate leading to the front garden.