

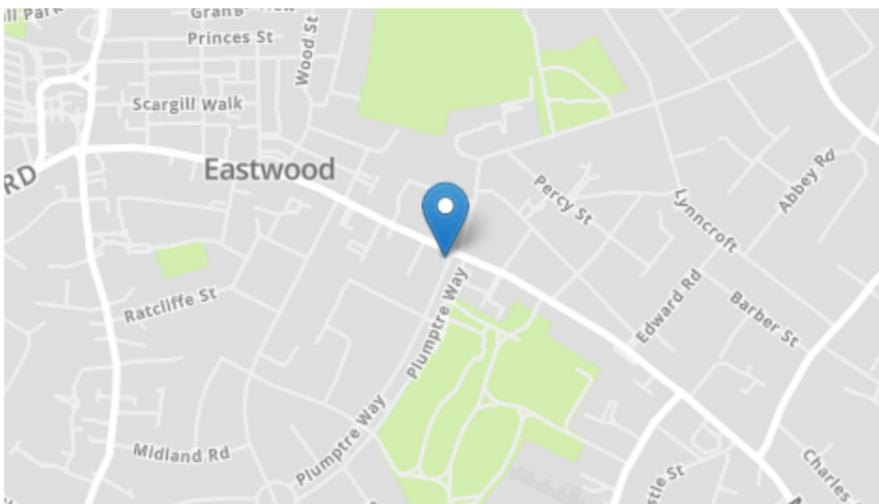
Nottingham Road, Eastwood, NG16 3GG

Offers Over £230,000



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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 56                      | 83        |
| <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 - 29911034

Our Seller says....

- End Terrace Home
- Three Good Size Bedrooms
- Lounge
- Open Plan Modern Dining Kitchen
- Utility & Ground Floor WC
- Three Piece Family Bathroom Suite
- Generous Enclosed Rear Garden
- Off Road Parking & Garage
- Walking Distance From Amenities
- Great Road & Transport Links (M1 & A610)

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



\*\*\*A CHARACTERFUL HOME WITH GENEROUS SPACE IN A CONVENIENT LOCATION! \*\*\* This charming end terrace home offers spacious and versatile accommodation full of character, with beams throughout the ground floor adding warmth and charm to the living space. Ideally positioned within walking distance of local amenities and benefitting from great road and transport links including the M1 and A610, the property is also located within a desired school catchment area, making it a superb choice for families. The accommodation comprises a welcoming reception hall which can also be used as a study area, leading through to a modern open plan dining kitchen fitted with a range of units, solid wood work surfaces and breakfast bar, with patio doors opening onto the rear garden. There is a separate lounge with feature fireplace, creating a cosy yet spacious living area, along with a useful utility room and ground floor WC. To the first floor there are three good size bedrooms, all offering comfortable living space, along with a family bathroom fitted with a three piece suite and mains fed shower over the bath. Externally, the property benefits from a generous enclosed rear garden featuring patio seating areas, lawn and established flower beds, providing a fantastic outdoor space for relaxing or entertaining. There is also the added benefit of off road parking and a detached garage fitted with power, offering useful storage or workshop space. Combining character features with modern living space and a highly convenient location, this lovely home offers a great opportunity for buyers looking for something with both charm and practicality. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

## Ground Floor

### Reception Hall/Study

UPVC entrance door, uPVC double glazed window to the side, radiator, floor mounted boiler, laminate wood flooring and door to the dining kitchen.

### Dining Kitchen

4.76m x 3.86m (15' 7" x 12' 8") A range of wall and base units with solid wood work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including induction hob, extractor fan, dishwasher, space for cooker and space for fridge freezer. UPVC double glazed window to the front, breakfast bar, two radiators, laminate wood flooring, stairs to the first floor, sliding patio doors to the rear garden and door to the utility.

### Lounge

4.76m x 4.21m (15' 7" x 13' 10") Two uPVC double glazed windows to the side and a uPVC double glazed window to the front, feature fireplace with inset gas fire and radiator.

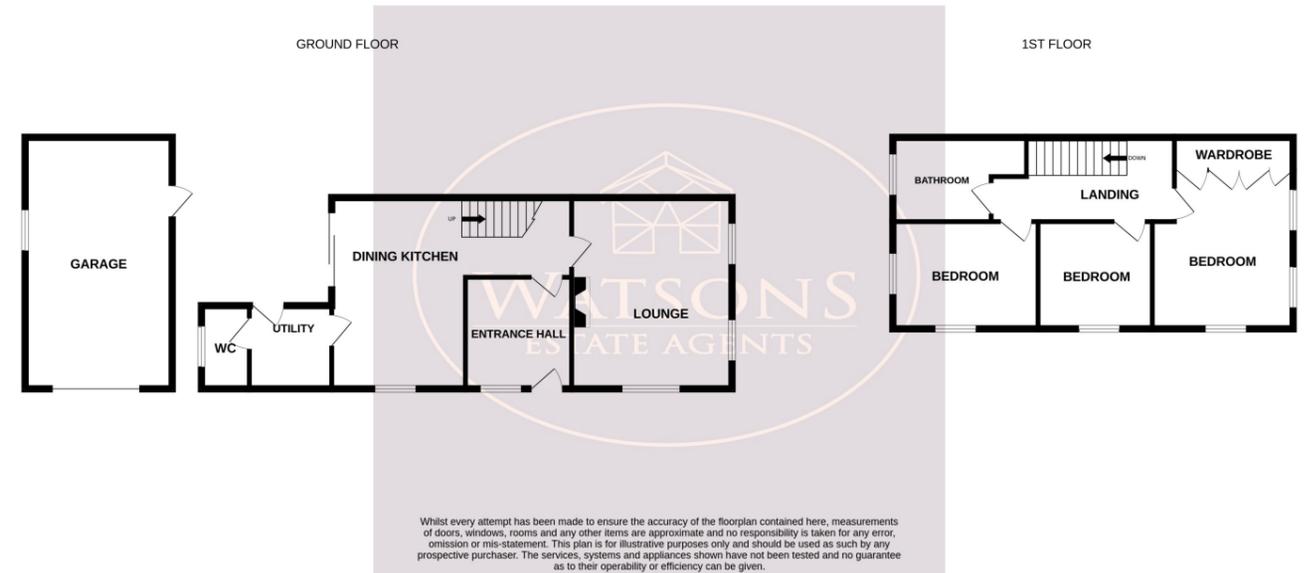
### Utility

A range of wall units and work surfaces with plumbing for dishwasher, laminate wood flooring, door to ground floor wc and uPVC door to rear garden.

## First Floor

### First Floor Landing

Doors to all bedrooms and bathroom, radiator and access to attic.



### Bedroom 1

4.17m x 3.29m (13' 8" x 10' 10") Two uPVC double glazed windows to the side, and uPVC double glazed window to the front, fitted wardrobe and radiator.

### Bedroom 2

3.85m x 2.66m (12' 8" x 8' 9") Two uPVC double glazed windows to the side and rear and radiator.

### Bedroom 3

2.79m x 2.68m (9' 2" x 8' 10") UPVC double glazed window to the side and radiator.

### Bathroom

White three piece suite comprising wc, pedestal sink, panel bath with mains fed shower over. UPVC double glazed window to side, extractor fan, tiled flooring, tiled walls and radiator.

### Garage

Detached single garage with up and over doors fitted with power.

### Outside

To the front of the property is the entrance door that can be accessed from the street, further down is the entrance for the off road parking and garage, which similarly can be accessed. The rear garden features a patio seating area, with stone steps with flower bed borders leading down to the turfed lawn, with a range of flower beds with well established plants and shrubbery, with a timber gate to the rear giving access to the parking area and garage, the garden is palisaded by timber fencing.

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

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located on the ground floor.