

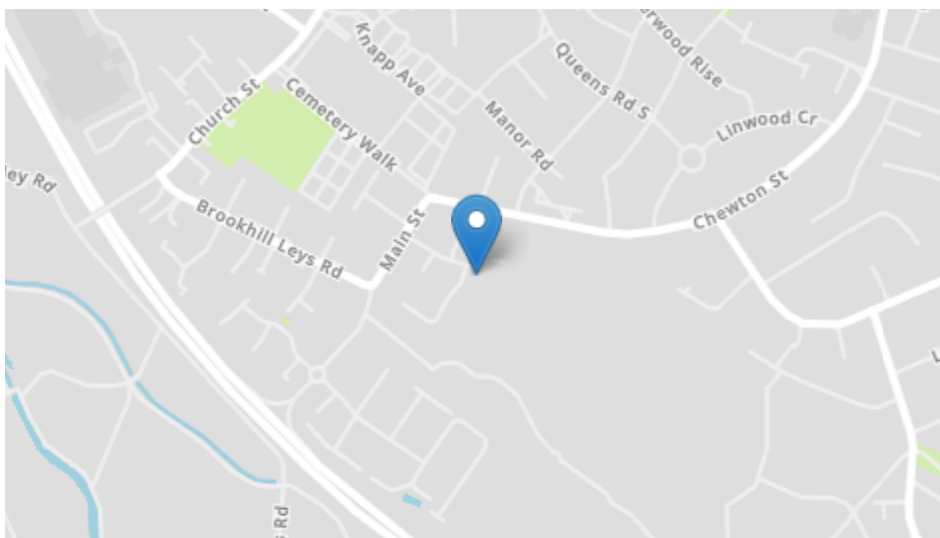
Braemar Avenue, Eastwood, NG16 3JY

Offers Over £260,000



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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			
		66	81
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- Detached House
- Three Good Size Bedrooms
- Spacious Lounge & Dining Area
- Fitted Dining Kitchen
- Downstairs WC & First Floor Bathroom
- Driveway & Garage
- Landscaped Rear Garden
- Cul De Sac Location
- NO UPWARD CHAIN

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 - 28326880

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





\*\*\* BRAEMAR-VELOUS DETACHED FAMILY HOME! \*\*\* This extended 3 bedroom detached family home boasts great living space downstairs with an extended lounge/diner and kitchen, 3 bedrooms and family bathroom, generous garden to the rear and a detached garage. Located in a quiet cul-de-sac on a spacious corner plot the property is ideal for access to Eastwood, road links to the A610 and M1 and is offered for sale with NO CHAIN! You do not need anymore reasons to not book a viewing on this marvellous family home, so call us today to book yours! \*\*\* ACT NOW FOR THE CHANCE TO BEAT THE STAMP DUTY INCREASE - OUR EXPERIENCED TEAM ARE READY TO TAKE YOUR CALL. \*\*\*

### Ground Floor

#### Entrance Hall

UPVC entrance door to the front, doors to the lounge/diner and WC, opening to the snug area and stairs to the first floor.

#### Lounge/Diner

7.73m x 4.86m (25' 4" x 15' 11") Aluminium double glazed bay window to the front, Aluminium double glazed window and French doors to the rear. Under stairs storage area, 2 radiators, feature fireplace surround with real flame gas fire and door to the dining kitchen.

#### Dining Kitchen

5.07m x 3.02m (16' 8" x 9' 11") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including waist height double electric oven and gas hob with extractor over. Plumbing for washing machine, space for fridge freezer and wall mounted combination boiler. Radiator, ceiling spotlights, Aluminium double glazed window and door to the rear and open to the snug area.

#### Snug

3m x 2.37m (9' 10" x 7' 9") Aluminium double glazed windows to the front, radiator, open to both the entrance hall and dining kitchen.

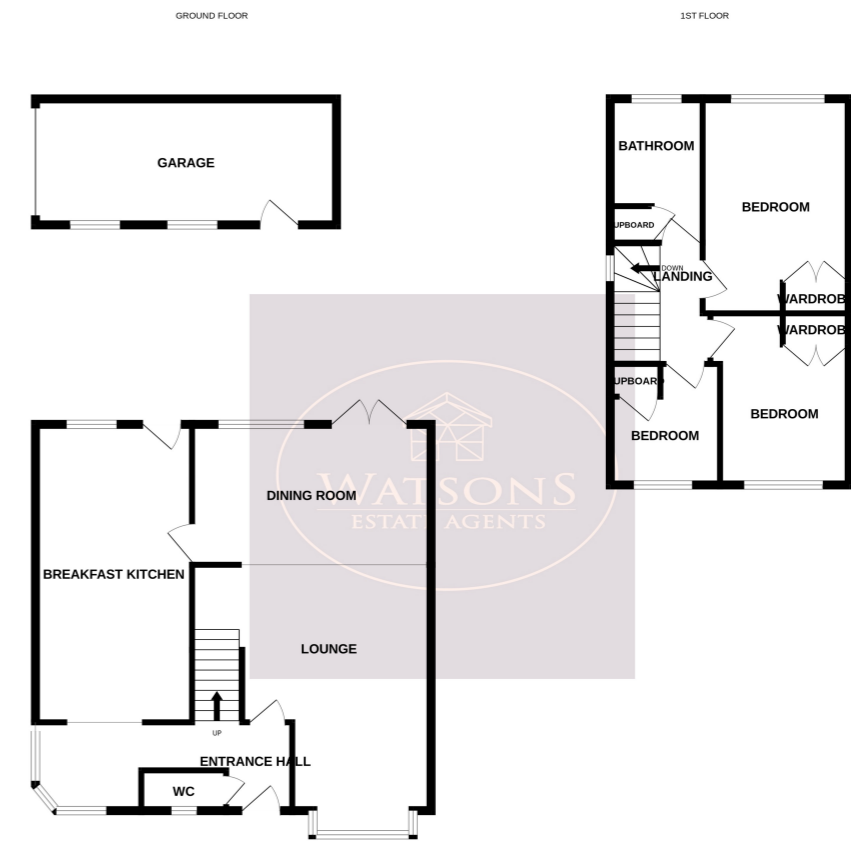
#### WC

WC, wall mounted sink unit, and obscured aluminium double glazed window to the front.

### First Floor

#### Landing

Aluminium double glazed window to the side, access to the attic with drop down ladder, doors to all bedrooms and the 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 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.  
Made with Metropix 12/2014

#### Bedroom 1

4.16m x 2.98m (13' 8" x 9' 9") Aluminium double glazed window to the rear, radiator, fitted wardrobes and built in storage cupboard.

#### Bedroom 2

3.52m x 2.88m (11' 7" x 9' 5") Aluminium double glazed window to the front, radiator and fitted wardrobes.

#### Bedroom 3

2.62m x 2.12m (8' 7" x 6' 11") Aluminium double glazed window to the front, radiator and built in storage cupboard.

#### Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with mains fed shower over. Obscured aluminium double glazed window to the rear, radiator, partly tiled walls and built in airing cupboard housing the hot water tank.

#### Outside

To the front of the property is a turfed lawn and flower bed border with a range of plants shrubs and trees. The landscaped rear garden comprises paved patio, turfed lawn, raised gravel seating area, greenhouse and flower bed borders with a range of plants, shrubs and trees. The rear garden is enclosed by timber fencing with gated access to the side, and wrought iron gate to the rear leading to the driveway and detached garage which is fitted with power and up & over door.