

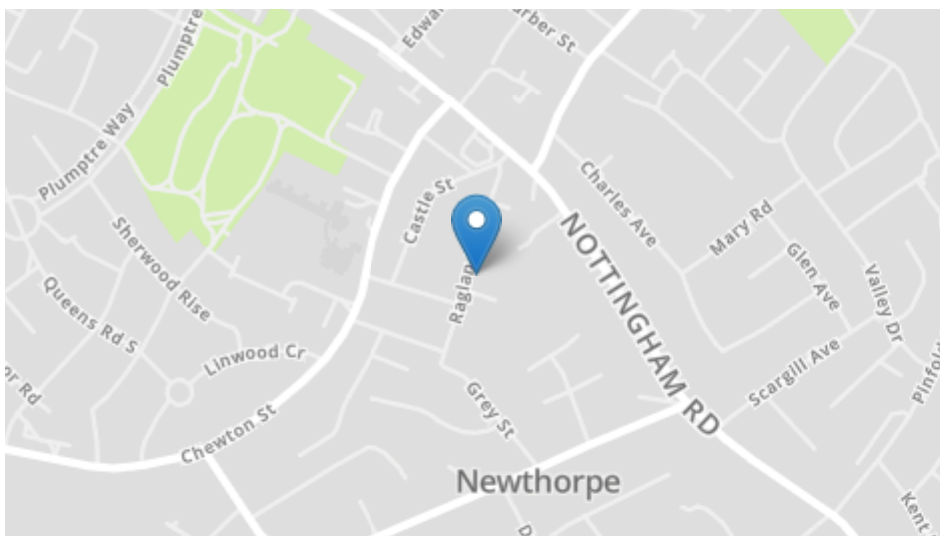
Raglan Street, Eastwood, NG16 3GU

£240,000



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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 - 27550927



- 3 Bedroom Detached Home
- Spacious Lounge
- Extended Dining Kitchen
- Driveway & Garage
- Large Well Kept Rear Garden
- Easy Access To Amenities
- Favoured School Catchment
- NO UPWARD CHAIN

Our Seller says....

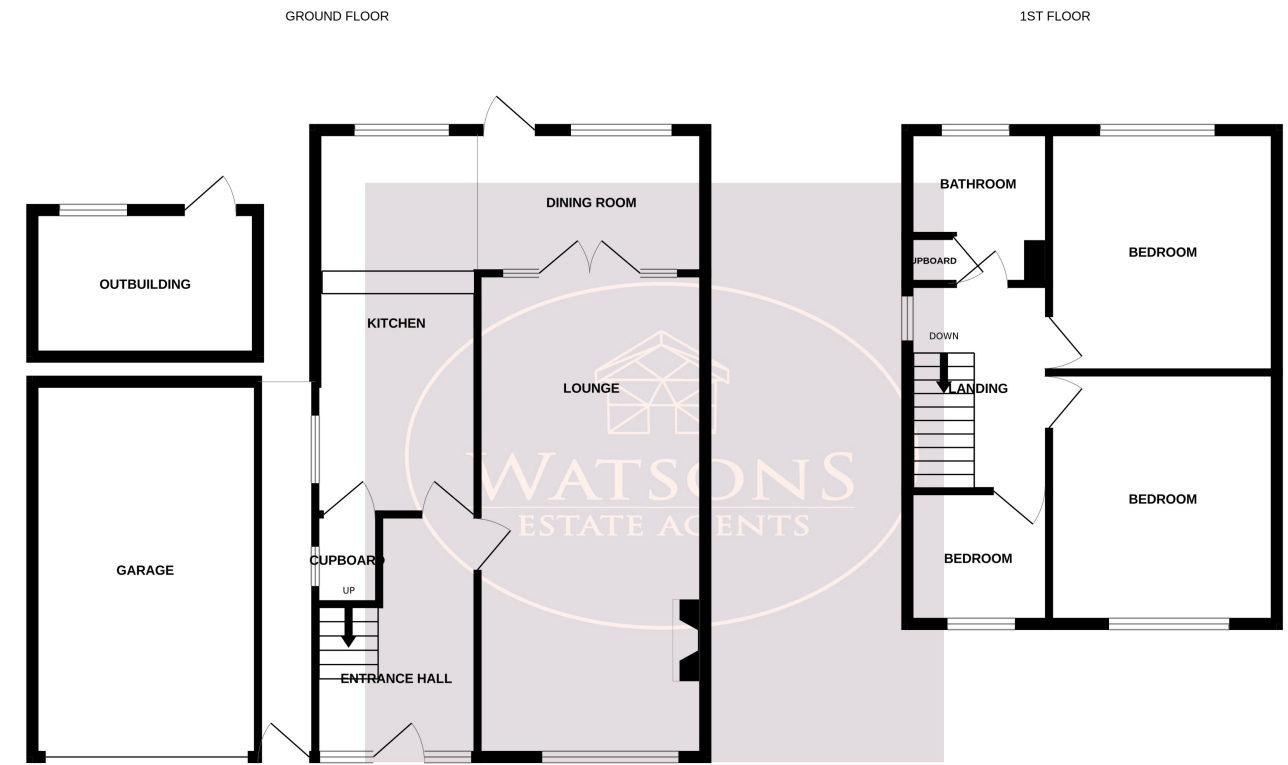
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40 Main Street, Kimberley, NG16 2LY  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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\*\*\* DO THE WORK, ADD THE VALUE! \*\*\* Located just outside Eastwood Town Centre, this EXTENDED 3 bed detached property has been a long term, much loved, family home. The superb plot boasts a well tended garden and there is great potential for cosmetic improvement to add value. In brief, the accommodation comprises: entrance hall, L shaped dining kitchen, lounge, upstairs landing to the 3 bedrooms and family bathroom. Whilst in a live-able condition, there is some modernisation required (priced accordingly) and the size of the plot means there is also scope to extend (STPP). When you step out into the landscaped rear garden, you will see why it has been the pride and joy of the current owners - better still, it enjoys a high level of privacy too. The location gives easy access to a wide range of shops & amenities, favoured school catchment, as well as a regular bus service and key road links including the A610 & M1 motorway. With NO UPWARD CHAIN, this is just waiting to be another long term family home for the lucky buyer. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Aluminium framed entrance door. Doors to the lounge & dining kitchen. Radiator & stairs to the first floor.

### L Shaped Dining Kitchen

Open plan L Shape room comprising of a kitchen area measuring 6.16m x 2m (20' 3" x 6' 7") , and dining area measuring 5.75m x 2.18m (18' 10" x 7' 2"). A range of matching wall & base units, space for a range style cooker, plumbing for washing machine & dishwasher. Cupboard to under stairs storage with single glazed wooden window to the side. 2 uPVC windows and door leading to the rear garden. French doors leading to the lounge. Radiators & tiled floor throughout.

### Lounge

7.32m x 3.35m (24' 0" x 11' 0") UPVC window to the front. Radiator and built brick fireplace surround. French doors leading to the dining kitchen.

## First Floor

### Landing

Aluminium window to the side. Doors to all bedrooms and the family bathroom.

### Bedroom 1

3.66m x 3.42m (12' 0" x 11' 3") Aluminium window to the rear. Radiator.

### Bedroom 2

3.57m x 3.37m (11' 9" x 11' 1") Aluminium window to the front. Fitted wardrobes, dressing table and headboard. Radiator.

### Bedroom 3

2.21m x 1.97m (7' 3" x 6' 6") Aluminium window to the front. Radiator and access to the attic.

### Bathroom

White 3 piece suite comprising of WC, pedestal sink and panelled bath with electric shower over. Airing cupboard housing the combination boiler. Obscured aluminium window to the rear.

### Outside

The front of the property is enclosed by a low brick wall and includes a gravel area with plants and shrubs, a large paved driveway leading to the garage with up & over door and power, measuring 5.75m x 3.07m (18' 10" x 10' 1"). The rear garden is enclosed by timber fences and comprises of a paved patio area, timber shed, turfed lawn and gravel path bordered by flower beds, plants & shrubs.