

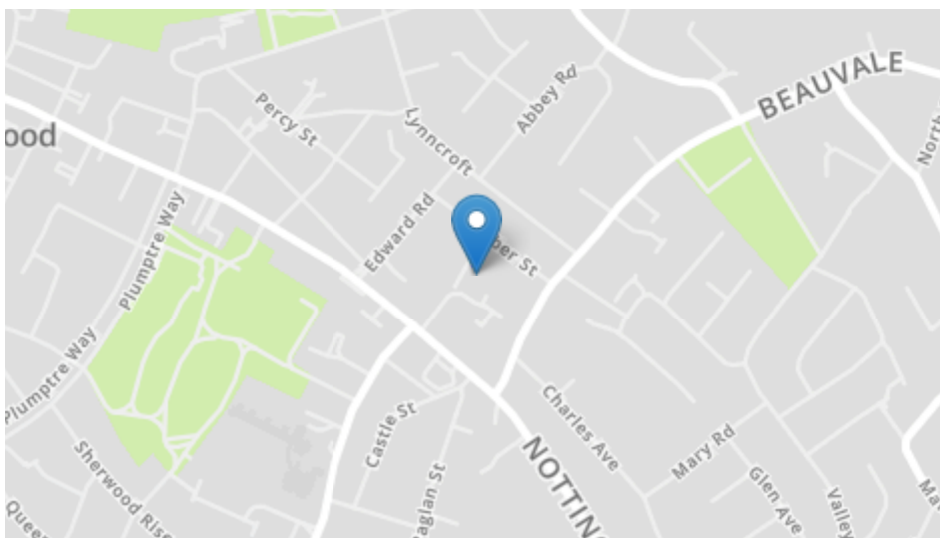
Springfield Avenue, Eastwood, NG16 3EX

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 - 25509462

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- Refitted Downstairs Shower Room
- Conservatory
- Generous Rear Garden
- Quiet Location
- Excellent Road & Public Transport Links
- No Upward Chain

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



*** LOOKING TO STEP ON TO THE PROPERTY LADDER *** Offered for sale on this popular cul de sac in Eastwood. This three bedroom house is a property to put your own stamp on and would make an ideal first time home. The accommodation briefly consists of : Lounge, breakfast kitchen, conservatory and downstairs shower room, whilst to the first floor there are three good size bedrooms. Outside there is a large rear garden, whilst to the front there is a driveway with off road parking. Springfield Avenue is a quiet road and is conveniently located within walking distance to Eastwood Town Centre, which offers a range of shops, amenities and public services. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

3.99m x 3.76m (13' 1" x 12' 4") UPVC double glazed bay window to the front, radiator and doors to the dining kitchen.

Dining Kitchen

3.17m x 3.02m (10' 5" x 9' 11") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for cooker & plumbing for washing machine. Under stairs storage cupboard, radiator, open to the inner hall and door to the conservatory.

Inner Hall

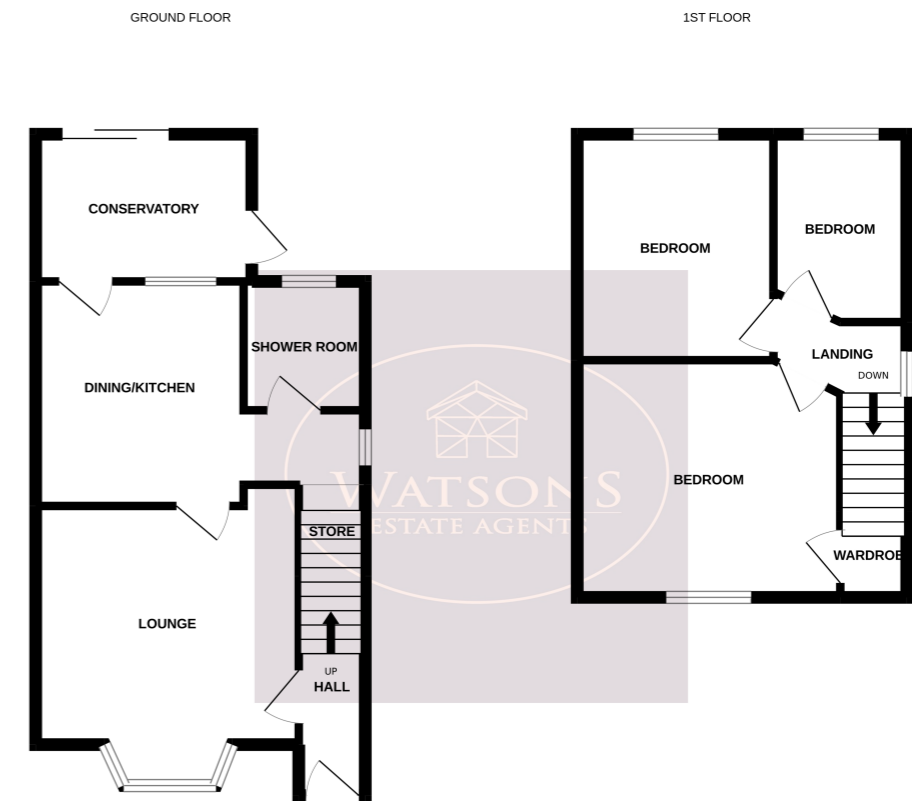
Door to the storage cupboard and door to the downstairs shower room.

Downstairs Shower Room

3 piece suite in white comprising WC, wall mounted sink and corner shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

Conservatory

3.06m x 2.06m (10' 0" x 6' 9") UPVC double glazed window to the side, radiator and uPVC double glazed door to the rear garden.



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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Landing

UPVC double glazed window to the side and doors to all bedrooms.

Bedroom 1

3.51m x 3.36m (11' 6" x 11' 0") UPVC double glazed window to the front, a range of fitted wardrobes, storage cupboard and radiator.

Bedroom 2

3.20m x 2.69m (10' 6" x 8' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.65m x 2.04m (8' 8" x 6' 8") UPVC double glazed window to the rear and radiator. Wall mounted combination boiler.

Outside

To the front of the property is a driveway offering ample off road parking. The generous rear garden offers a good level of privacy and comprises a paved patio, timber built shed and is enclosed by timber fencing to the perimeter with open archway to the side.