

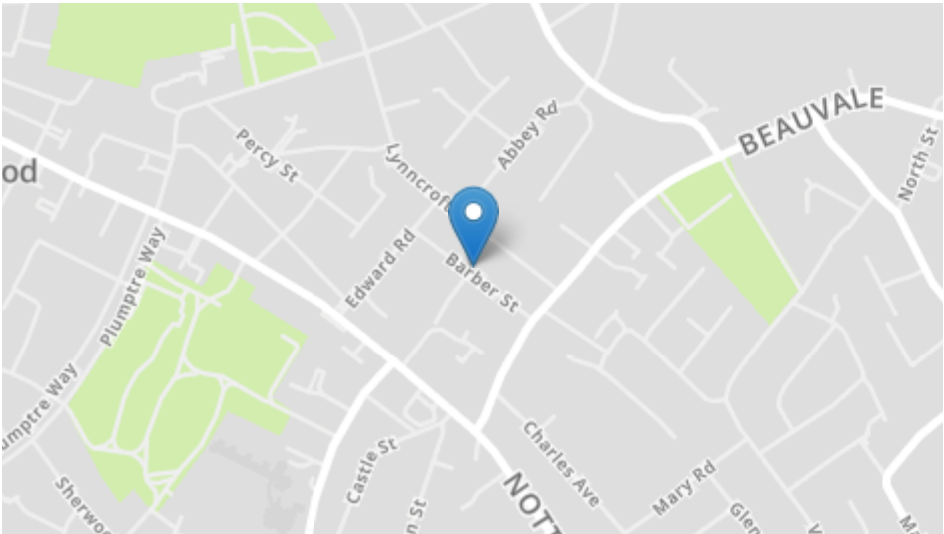
Barber Street, Eastwood, NG16 3EW

£140,000



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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		
	60	88
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 - 28880697



- Semi Detached Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Popular Residential Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- First Time Buyer or Investor Opportunity
- Enclosed Rear Garden

Our Seller says....

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
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*** TRIM THE NONSENSE - BARBER STREET IS THE ONE FOR YOU! *** This charming 2 bedroom Victorian semi detached house is located just outside Eastwood Town Centre with a generous garden to the rear. The accommodation comprises in brief; lounge, sitting room, kitchen, 2 double bedrooms & a first floor bathroom. Outside, there is a rear garden which is predominantly lawned. The property is located within walking distance to the shops & amenities of Hilltop, plus a wider range of amenities & public transport links are available in Eastwood Town Centre, less than 1 mile away. Nearby Primary schools include the Florence Nightingale Academy & there are a number of play & recreational areas within walking distance, perfect for first time buyers & investors! So do the right thing, call to book your viewing now!

Ground Floor

Lounge

3.84m x 3.37m (12' 7" x 11' 1") UPVC double glazed window and entrance door to the front, radiator and door to the inner hallway.

Inner Hallway

Under stairs storage cupboard and door to the dining room.

Dining Room

3.67m x 3.85m (12' 0" x 12' 8") UPVC double glazed window to the rear, radiator and feature fireplace surround with inset electric fire. Stairs to the first floor and door to the kitchen.

Kitchen

3.93m x 1.81m (12' 11" x 5' 11") A range of matching wall & base units with work surfaces incorporating a sink & drainer unit. Space for cooker and plumbing for washing machine. Radiator, uPVC double glazed windows to the rear and side and door to the rear garden.

First Floor

Landing

Radiator and door to both bedrooms & the bathroom.

Bedroom 1

3.89m x 3.36m (12' 9" x 11' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

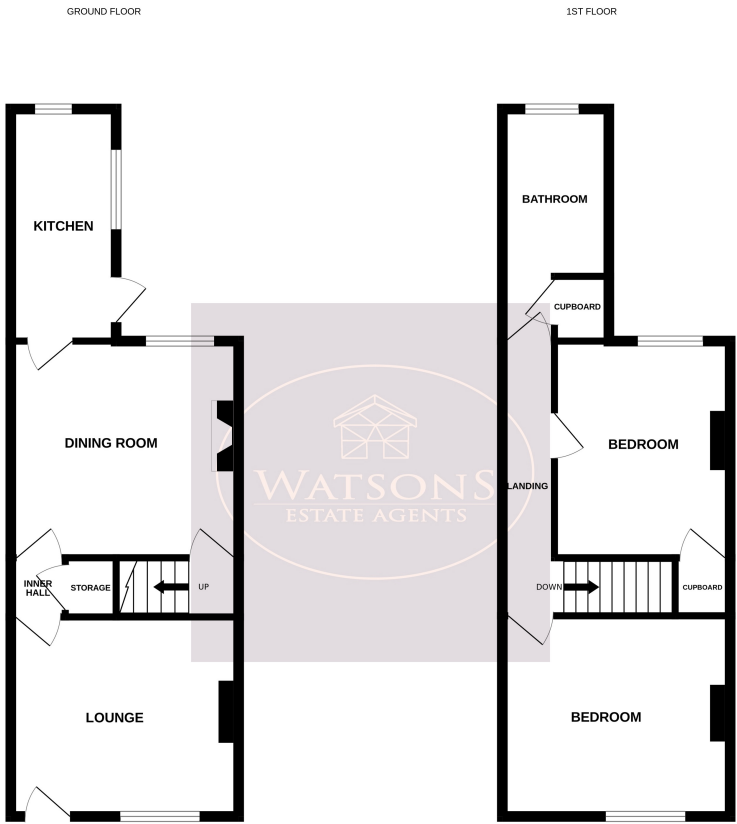
3.68m x 2.98m (12' 1" x 9' 9") UPVC double glazed window to the rear, radiator and built in storage cupboard.

Bathroom

3.85m x 1.82m (12' 8" x 6' 0") White 3 piece suite comprising WC, pedestal sink unit and walk in shower cubicle with electric shower. Chrome heated towel rail, and airing cupboard housing the combination boiler. Obscured uPVC double glazed window to the rear and access to the attic.

Outside

The rear garden is predominantly lawned with a paved patio area and is enclosed by timber fencing with gated side access.



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 misstatement. 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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