

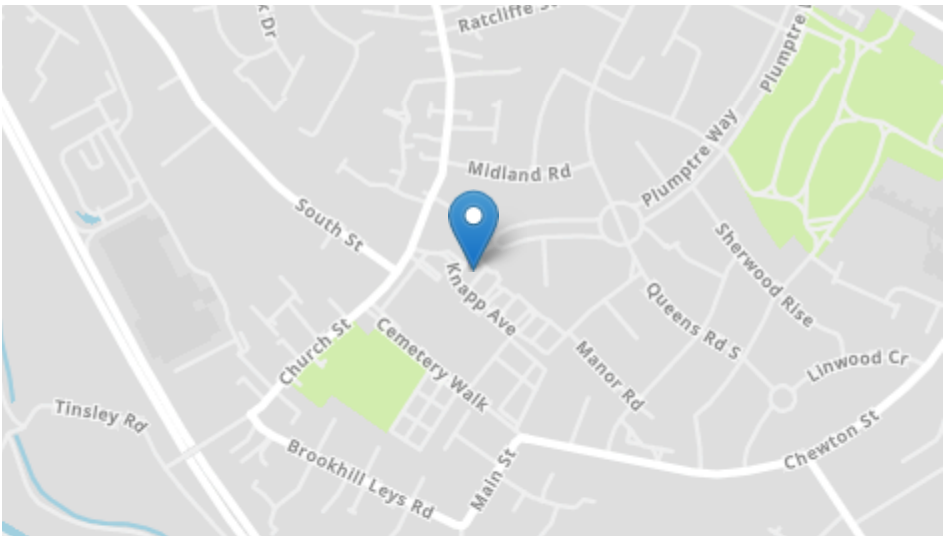
Knapp Avenue, Eastwood, NG16 3JW

£130,000



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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		
	61	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Home
- Three Good Size Bedroom
- Lounge
- Dining Kitchen
- Utility & Storage Area
- Three Piece Bathroom Suite
- Generous Enclosed Rear Garden
- No Upward Chain
- Great Investment Opportunity

Our Seller says....

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 - 29579358

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



*** INVESTORS GET READY! *** NO CHAIN *** This 3 bedroom end terrace home is in need of full re-furbishment but once completed will make an ideal addition to any portfolio! Located in an area that is great for families with it's close proximity to Eastwood town centre, this property comprises of a living room, kitchen/dining room, utility area, 3 bedrooms, bathroom and gardens to front and rear. Available to view and buy now call our sales team to book your viewing and get in quick!

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor and doors to utility, lounge and dining kitchen.

Lounge

4.07m x 3.12m (13' 4" x 10' 3") UPVC double glazed windows to the front and side and radiator.

Dining Kitchen

7.17m x 2.75m (23' 6" x 9' 0") A range of matching wall and base units with worksurfaces incorporation stainless steel sink & drainer unit. Integrated appliances including electric oven and electric hob. Laminate wood flooring, partially tiled walls, uPVC double glazed window to the rear and uPVC door to the rear garden.

Utility

UPVC double glazed window to the rear and open access to storage.

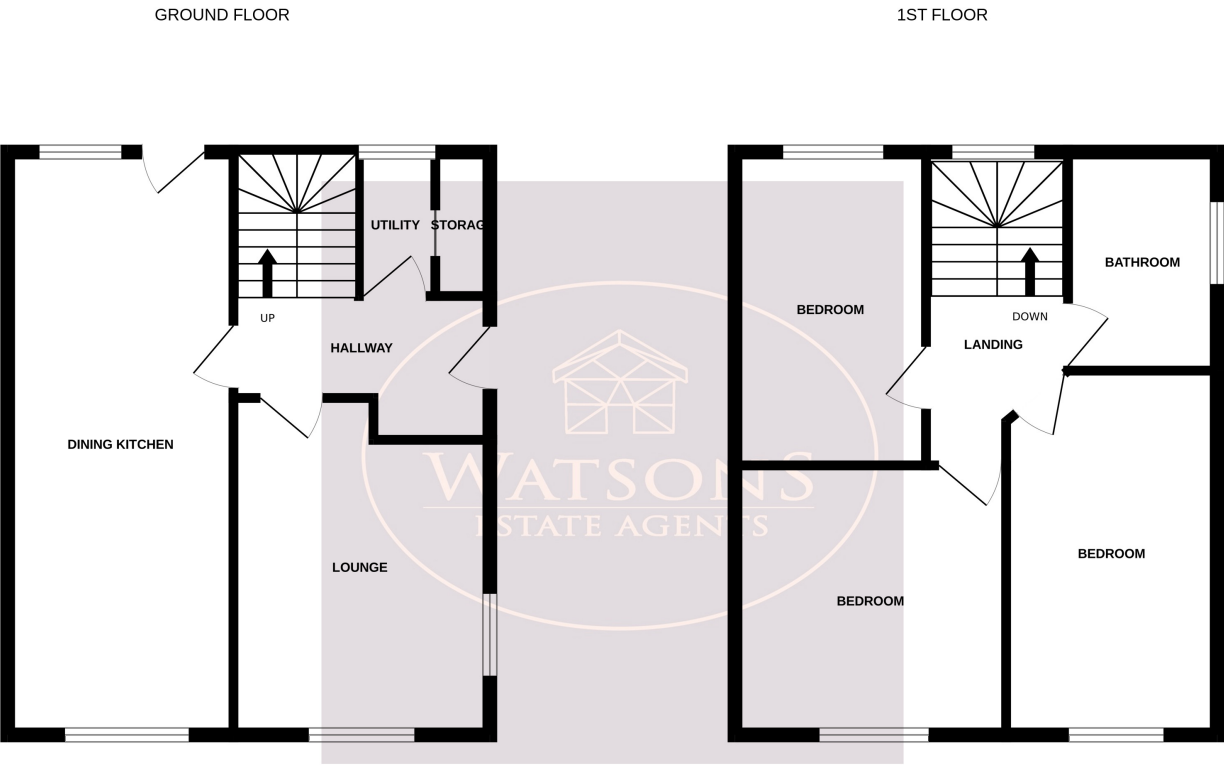
First Floor

Landing

UPVC double glazed window to the rear and doors to all bedrooms and bathroom.

Bedroom 1

4.16m x 2.63m (13' 8" x 8' 8") UPVC double glazed window to the front and radiator.



Bedroom 2

3.30m x 3.24m (10' 10" x 10' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

3.83m x 2.31m (12' 7" x 7' 7") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with electric shower over. Partially tiled walls and a UPVC double glazed window to the side.

Outside

To the front of the property is a paved pathway leading to the entrance door with a well established front lawn with a range of plants and shrubbery, palisaded by timber fencing. The rear garden features an extensive turfed lawn with a range of plants and shrubbery, and a large raised decking area; the garden is enclosed by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; there is a gas boiler on the property- we are unsure how old it is or when it was last service, they will be providing this information at a later date.