

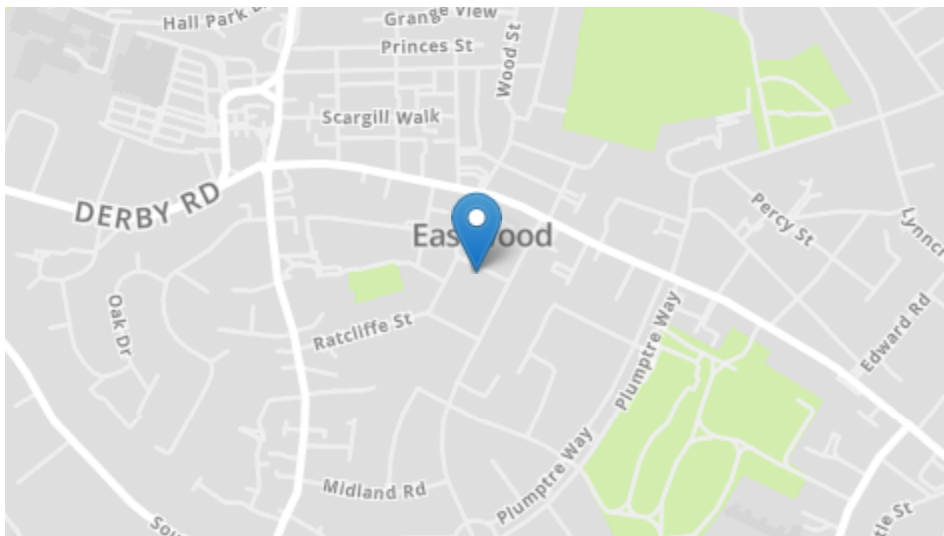
Queens Square, Eastwood, NG16 3BJ

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Home
- 2 Double Bedrooms
- Separate Lounge & Dining Room
- Modern Bathroom
- Low Maintenance Rear Garden
- Easy Access To A610 & M1 Motorway
- Walking Distance to Eastwood Town Centre
- Beautifully Presented Throughout

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 - 27903713

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



***** STYLISH PERIOD SEMI ***** This beautiful, period 2 bedroom semi detached home is located within walking distance to Eastwood town centre and boasts light and airy, spacious and stylish living accommodation. The Hall Adjoining design provides the house with an entrance hallway which in turn leads to a living room and separate dining room. Along with a kitchen, two double bedrooms and a luxury bathroom with a 4 piece suite. Being only a short walk from a myriad of shops, public transport and great road links to major road networks. All in all, a ready to move into home and a great buy for someone looking for something with character and space! This fabulous home will not fail to impress, call us today to book your viewing!

Ground Floor

Entrance Hall

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

Lounge

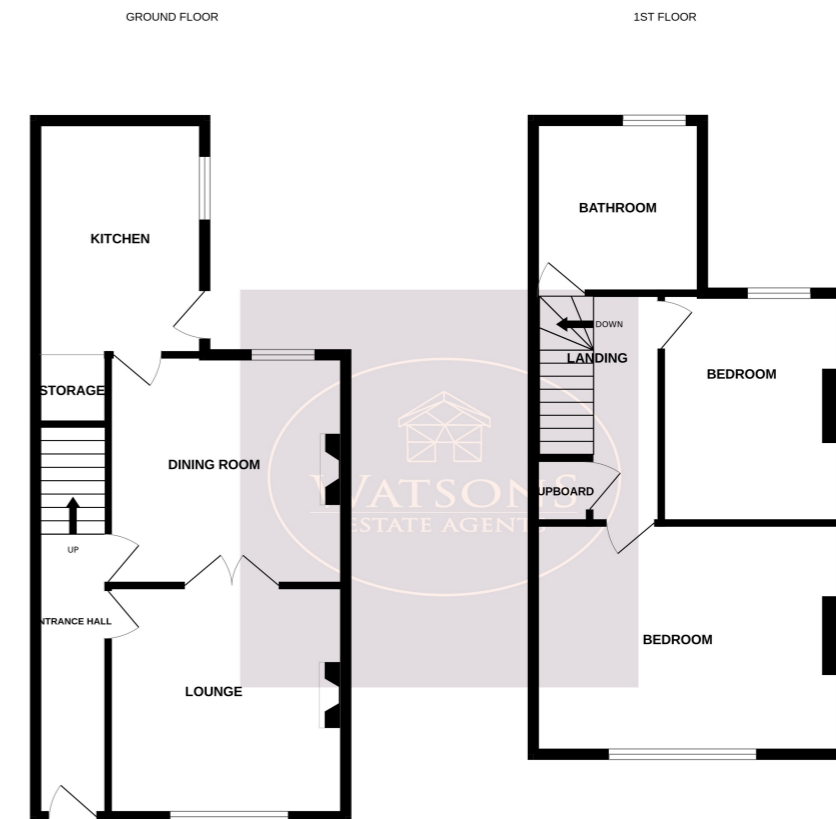
3.77m x 3.69m (12' 4" x 12' 1") UPVC double glazed window to the front, inglenook fireplace, radiator, luxury vinyl tile flooring, double doors to the dining room.

Dining Room

3.76m x 3.63m (12' 4" x 11' 11") UPVC double glazed window to the rear, inglenook fireplace, radiator, luxury vinyl tile flooring, double doors to the lounge, door to the kitchen.

Kitchen

3.75m x 2.7m (12' 4" x 8' 10") A range of matching wall & base units with solid wood surfaces incorporating an inset sink & drainer unit. Integrated electric oven with 5 ring gas hob and extractor over, plumbing for washing machine, tiled floor, ceiling spotlights, under stairs storage cupboard, uPVC double glazed window and stable door to the side.



While 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 for 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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First Floor

Landing

Doors to both bedrooms, bathroom and storage cupboard.

Bedroom 1

4.92m x 3.67m (16' 2" x 12' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.65m x 2.93m (12' 0" x 9' 7") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising; concealed cistern wc, vanity sink unit, panelled bath with shower attachment, and shower cubicle with mains fed rainfall shower. Chrome heated towel rail, ceiling spotlights, tiled floor, fully tiled walls, obscures uPVC double glazed window to the rear and access to the attic housing the combination boiler.

Outside

The rear garden is enclosed by timber fences with gated access to the side and comprises paved patio area and artificial lawn.