

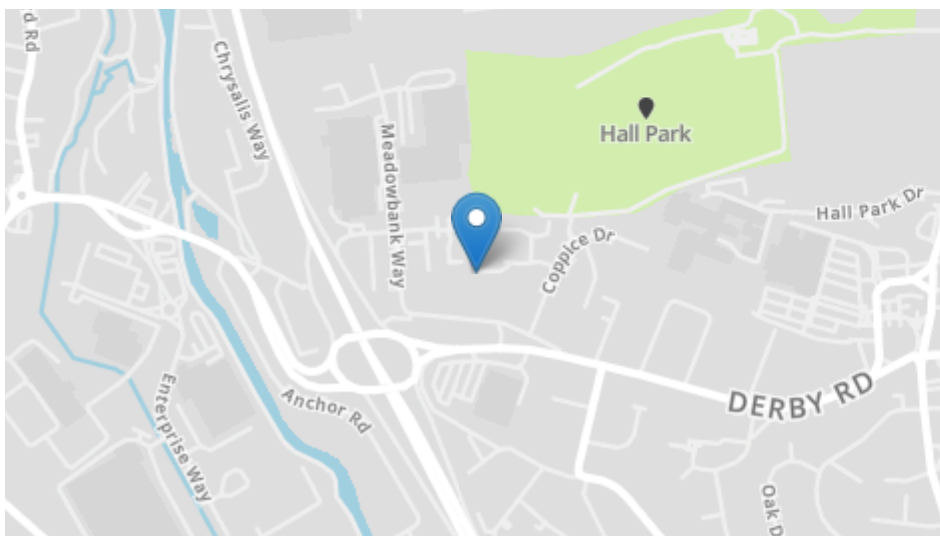
Harlequin Court, Eastwood, NG16 3RQ

£210,000



Harlequin Court, Eastwood, NG16 3RQ

£210,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(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
- 3 Bedrooms
- Lounge & Dining Area
- Conservatory
- Driveway & Garage
- South Facing Rear Garden
- Excellent Road & Transport Links
- Schools & Amenities Within Walking Distance
- Cul De Sac Location

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 - 27681813

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



***** FANTASTIC FAMILY HOME ***** Located in a quiet cul-de-sac with great access to the A610 is this very nice 3 bedroom semi detached family home. Boasting generous living accommodation with a lounge/diner, fitted kitchen, conservatory, three bedrooms and a family bathroom, outside are gardens to front and South facing rear and a private driveway and a garage. A great home for a growing family, call us today to book your viewing!

Ground Floor

Porch

UPVC double glazed entrance door to the front, uPVC double glazed windows to the front and side, door to the entrance hall.

Entrance Hall

UPVC double glazed entrance door, laminate wood flooring, radiator and stairs to the first floor.

Dining Lounge

5.33m x 4.55m (17' 6" x 14' 11") UPVC double glazed windows to the side and rear, under stairs storage cupboard, laminate wood flooring, media wall with inset electric fireplace, uPVC double glazed French doors to the conservatory.

Kitchen

2.53m x 2.53m (8' 4" x 8' 4") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink and drainer unit. Space for appliances including; fridge freezer, slimline dishwasher and cooker with extractor over. Plumbing for washing machine, laminate wood flooring and uPVC double glazed windows to the rear.

Conservatory

4.79m x 2.62m (15' 9" x 8' 7") Radiator, laminate wood flooring uPVC double glazed windows to the side and rear and uPVC double glazed sliding door to the rear.

First Floor

Landing

UPVC double glazed window to the side, access to the attic, built in storage cupboard housing the combination boiler with Hive heating system connected, doors to all bedrooms and the bathroom.



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 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 quality or efficiency can be given.
Made with Sketchup 12024

Bedroom 1

3.76m x 2.62m (12' 4" x 8' 7") UPVC double glazed window to the front, radiator and fitted wardrobe.

Bedroom 2

3.58m x 2.54m (11' 9" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.69m x 2.05m (8' 10" x 6' 9") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising; wc, vanity sink unit and panelled bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn, paved pathway and garage fitted with electric up & over door. The South facing rear garden is enclosed by timber fencing to the perimeter with gated side access and comprises; paved patio, timber decking and flower bed borders with a range of plants and shrubs.