

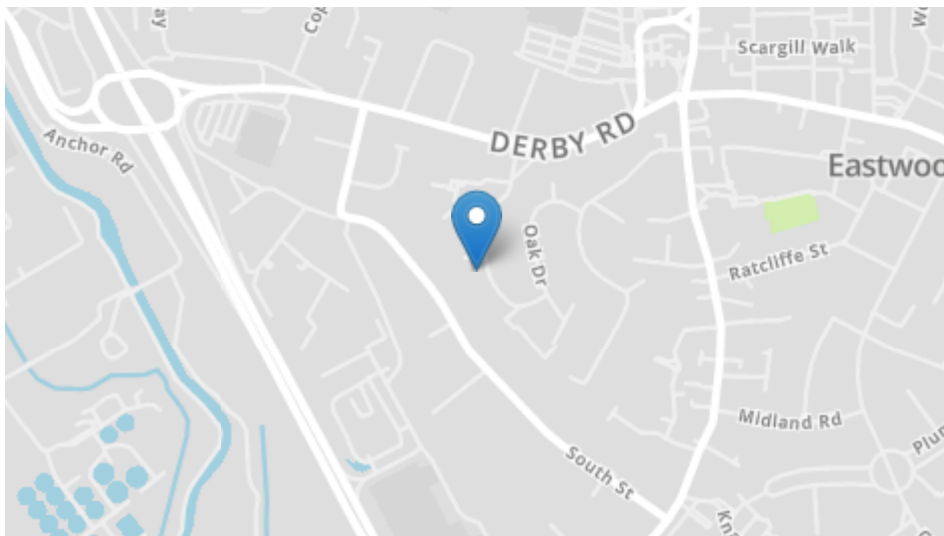
Larch Crescent, Eastwood, NG16 3RB

Offers Over £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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	



- Terrace House
- 2 Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Enclosed Rear Garden
- Walking Distance From Eastwood Town Centre
- Easy Access To A610 & M1 Motorway
- No Chain

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 - 27823914

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



*** FIRST TIME BUYERS/INVESTORS GET READY! *** This charming 2 bedroom starter home is located in a great position for Eastwood town centre and the A610 and is offered for sale with NO CHAIN! Boasting generous accommodation the property has a lounge/diner, fitted kitchen, 2 bedrooms with a bathroom and gardens to front and rear. Decorated and presented to a good standard this home is ready to move straight into or get tenants in straight away! Call us today to book your viewing!

Ground Floor

Lounge

4.73m x 3.57m (15' 6" x 11' 9") UPVC double glazed window and entrance door to the front, laminate wood flooring, under stairs storage cupboard, door to the kitchen and stairs to the first floor.

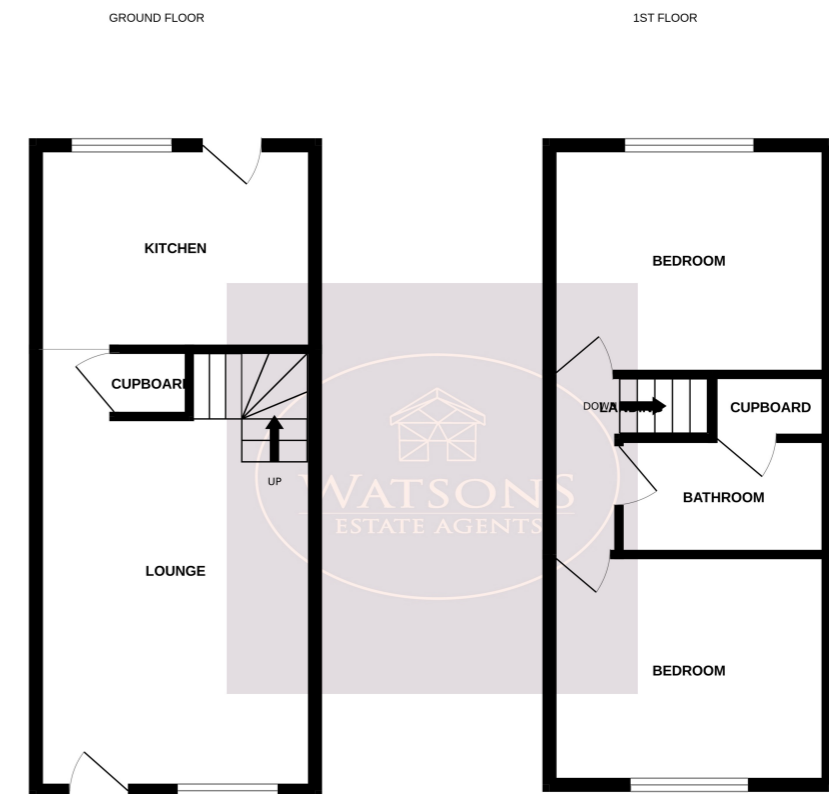
Kitchen

3.57m x 2.57m (11' 9" x 8' 5") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink and drainer unit. Integrated electric oven and hob with extractor over, plumbing for washing machine and dishwasher, cupboard housing the combination boiler, vertical radiator, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Doors to both bedrooms and the bathroom, access to the attic.



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. The 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.
Made with Metropex 02024

Bedroom 1

3.57m x 2.88m (11' 9" x 9' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.59m x 2.62m (11' 9" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite comprising of WC, pedestal sink and panelled bath with mains fed shower over. Radiator, extractor fan and door to storage cupboard.

Outside

The property has paved steps leading to the rear garden which comprises of a paved patio area, artificial lawn, flower bed borders with a range of plants and shrubs, and is enclosed by timber fences.