

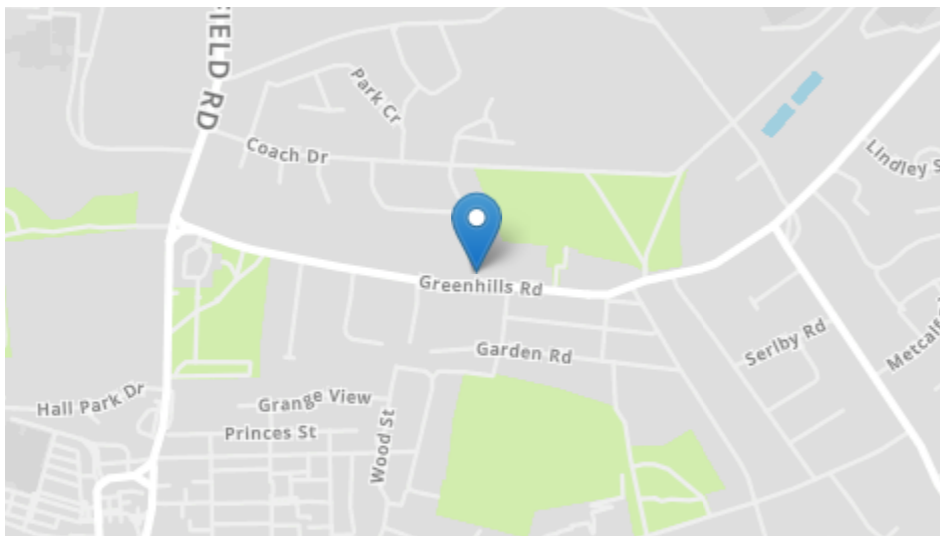
Greenhills Road, Eastwood, NG16 3FT

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 House
- 3 Bedrooms
- Conservatory
- Driveway, Carport & Garage
- Walking Distance To Eastwood Town Centre
- Open Views To The Rear
- Ideal First Buy or Family Home
- No Upward 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 - 26500863

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



*** TAKE YOUR NEXT STEP ON THE LADDER *** This semi detached house is located on the sought after Greenhills Road, close to Colliers Wood, this spacious semi detached would make an excellent choice as a family home. The property in brief comprises to the ground floor; entrance hall, lounge with bay window, open plan to the dining area, fitted kitchen and conservatory. To the first floor a landing giving access to three bedrooms and a three piece shower room. To the outside a front garden with driveway providing off road parking and giving access to the garage, and to the rear and extensive enclosed garden with patio and lawn areas. The property is offered for sale with NO UPWARD CHAIN and the convenient location provides easy access to Eastwood Town Centre, Hall Park Academy, a number of recreational areas and play parks, perfect for buyers with children and dogs.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor and door to the lounge diner.

Lounge Diner

3.88m (7.17m max) x 3.67m (12' 9" x 12' 0") UPVC double glazed bay window to the front, window to the rear, radiator and door to the kitchen.

Kitchen

4.84m (5.76m max) x 2.13m (15' 11" x 7' 0") A range of matching wall & base units, work surfaces incorporating a ceramic sink & drainer unit. Space for cooker, plumbing for washing machine, tiled flooring, radiator. uPVC double glazed window to the to the rear, uPVC double glazed window to the side, storage cupboard, door to the side and door to the conservatory.

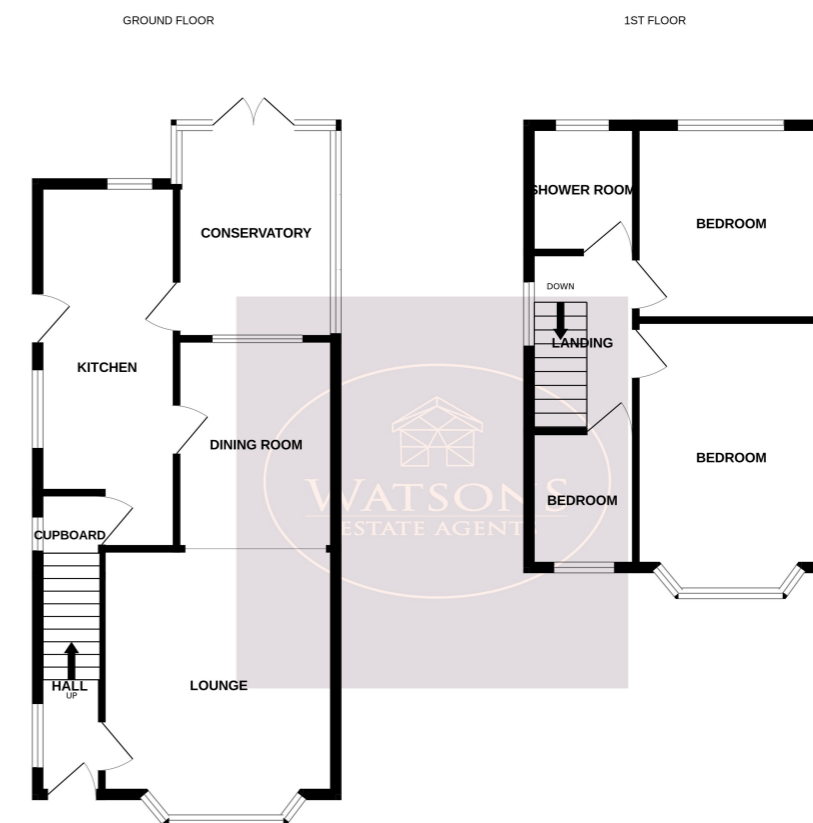
Conservatory

3.36m x 2.54m (11' 0" x 8' 4") Brick & uPVC double glazed construction, radiator, wood effect laminate flooring and French doors leading to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side and doors to all bedrooms and shower room.



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. 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. Made with Metropix 02023

Bedroom 1

4.16m x 2.95m (13' 8" x 9' 8") UPVC double glazed bay window to the front, radiator and wood effect laminate flooring.

Bedroom 2

2.96m x 2.9m (9' 9" x 9' 6") UPVC double glazed window to the rear, storage cupboard, radiator and wood effect laminate flooring.

Bedroom 3

2.06m x 1.67m (6' 9" x 5' 6") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A paved driveway running alongside the property provides ample off road parking and leads to the car port and single garage. The garden is enclosed by hedge borders and wall to the perimeter. The rear garden offers a good level of privacy with open views over Eastwood Town Centre Cricket Club and comprises a paved patio, a generous lawn, flower bed orders with a range of plants & shrubs and 2 timber built sheds. The garden is enclosed by timber fencing to the perimeter with gated access to the side.