

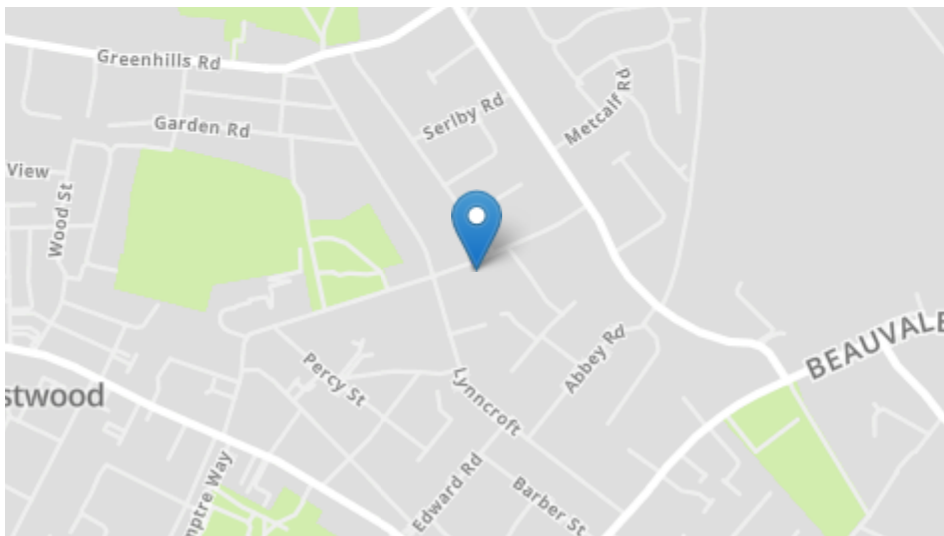
Walker Street, Eastwood, NG16 3FN

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- 3 Bedrooms
- Spacious Kitchen
- Open Plan Lounge Diner
- Private Rear Garden
- Driveway, Car Port & Garage
- Easy Access To Amenities
- Favoured School Catchment
- Good Road & Transport Links

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 - 27608523

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 WANTED!! \*\*\* For this fabulous opportunity to buy a charming 3 bedroom semi-detached home which is located favourably for Eastwood town centre, shops and schools. Upon entering this home you will find an open plan lounge/dining room which leads to a fitted kitchen. On the first floor are 3 bedrooms and a shower room and outside you will find off road parking and a private garden to the rear with a garage/workshop. There really is no reason not to book that all important viewing if you want to secure this really lovely home at the earliest possible opportunity!

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front & window to the side. Radiator, door to the lounge diner and stairs to the first floor.

### Lounge Diner

6.51m x 3.67m (21' 4" x 12' 0") Electric fireplace, laminate wood flooring, uPVC double glazed bay window to the front & window to the rear, door to the kitchen.

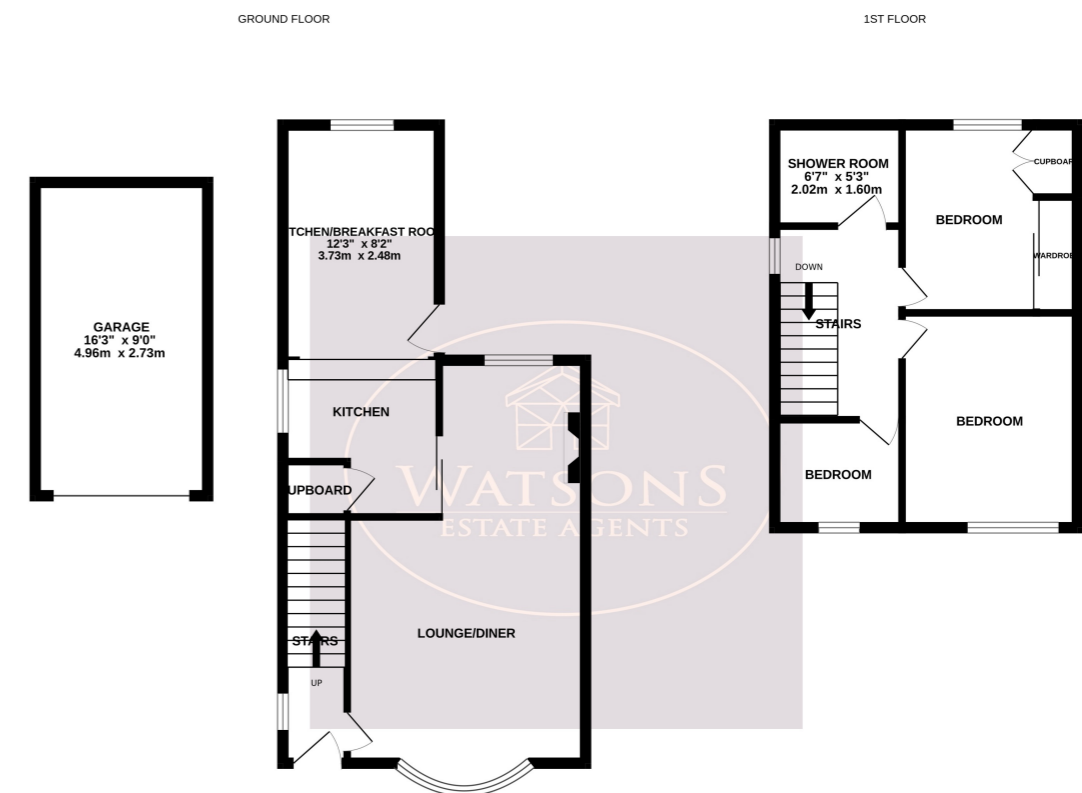
### Kitchen

5.75m x 1.98m (18' 10" x 6' 6") A range of matching wall & base units, breakfast bar, integrated electric oven, hob & extractor fan with space for fridge & freezer. Work surfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit, plumbing for washing machine & dishwasher. Tiled floor, radiator and access to the under stairs cupboard. UPVC double glazed windows to the side & rear, door to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, 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 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.  
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### Bedroom 1

3.34m x 2.93m (10' 11" x 9' 7") UPVC double glazed window to the front & radiator.

### Bedroom 2

3.03m x 2.45m (9' 11" x 8' 0") UPVC double glazed window to the rear, radiator and vinyl flooring. Fitted storage cupboards and wardrobe with sliding door.

### Bedroom 3

2m x 1.66m (6' 7" x 5' 5") UPVC double glazed window to the front & radiator.

### Shower Room

White 3 piece suite comprising of WC, pedestal sink and shower cubicle. Obscured uPVC double glazed window to the rear, extractor fan and towel rail.

### Outside

Tarmac driveway at the front of the property, leading to a gated car port and garage with power & lighting to the side. The rear garden is enclosed with timber fencing and comprises of a paved patio, turfed lawn, flower beds with mature plants & shrubs and timber summer house.