

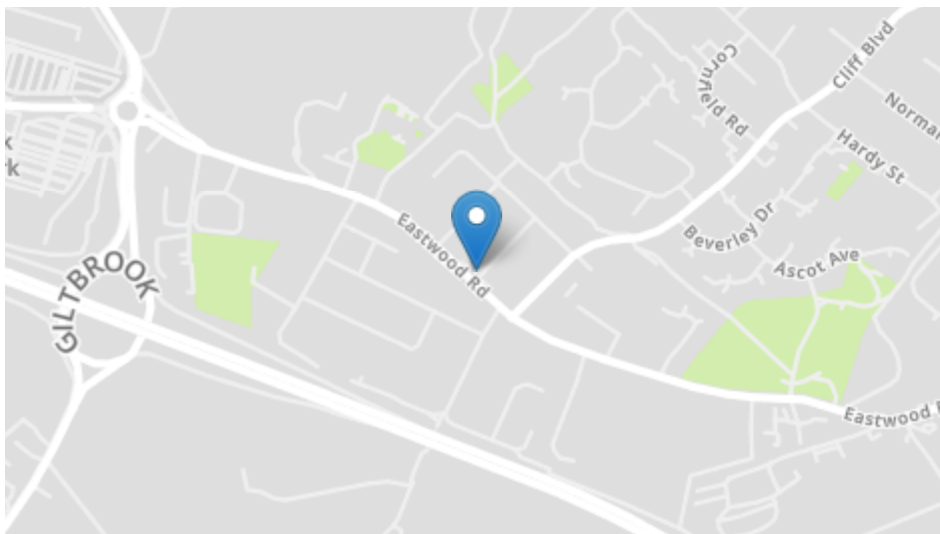
Eastwood Road, Kimberley, NG16 2HF

Guide Price £180,000



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- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom
- Private Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre
- Ideal First 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 - 27182106

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



*** GUIDE PRICE £180,000 - £190,000 *** ** PUT A FIRM FOOT ON THE PROPERTY LADDER **
 Located just outside Kimberley Town Centre, this terrace house would be ideal for first time buyers, downsizers or investors looking to add to their rental portfolio with the added benefit of being offered with no upward chain. The property is oozing character is highly recommended to be viewed to fully appreciate the size and composition on offer. In brief the property comprises to the ground floor; lounge, inner hall with access to the cellar, dining room with feature fire place, fitted kitchen and three piece bathroom suite. To the first floor a landing with access to three generously sized bedrooms. To the outside a small front garden and to the rear a good size garden with patio and lawn areas. The location is favourable being within walking distance to amenities, Gilt Hill primary school and the Rainbow One bus route with regular buses into Nottingham City Centre, Eastwood and Hucknall. Giltbrook retail park and Kimberley Town Centre are also a short walk away.

Ground Floor

Lounge

3.82m x 3.32m (12' 6" x 10' 11") UPVC double glazed window to the front, radiator, and doors to the cellar and dining room.

Dining Room

3.8m x 3.73m (12' 6" x 12' 3") UPVC double glazed window to the rear, stairs to the first floor, radiator and open to the kitchen.

Kitchen

3.62m x 1.9m (11' 11" x 6' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, uPVC double glazed window to the side, door to the side and door to the bathroom.

Bathroom

2.68m x 1.74m (8' 10" x 5' 9") 3 piece suite in white comprising WC, pedestal sink unit & bath with shower over. 2 obscured uPVC double glazed windows to the side, extractor fan and radiator.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix ©2024

First Floor

Landing

Doors to all bedrooms

Bedroom 1

3.81m x 3.73m (12' 6" x 12' 3") UPVC double glazed window to the rear, access to the attic, built in storage cupboard and radiator.

Bedroom 2

3.4m x 2.71m (11' 2" x 8' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.41m x 2.0m (11' 2" x 6' 7") UPVC double glazed window to the front and radiator.

Outside

The front of the property is palisaded by original stonework and hedge. The rear garden comprises a paved patio, turfed lawn, timber built shed, outside tap, pond and is enclosed by timber fencing to the perimeter.