

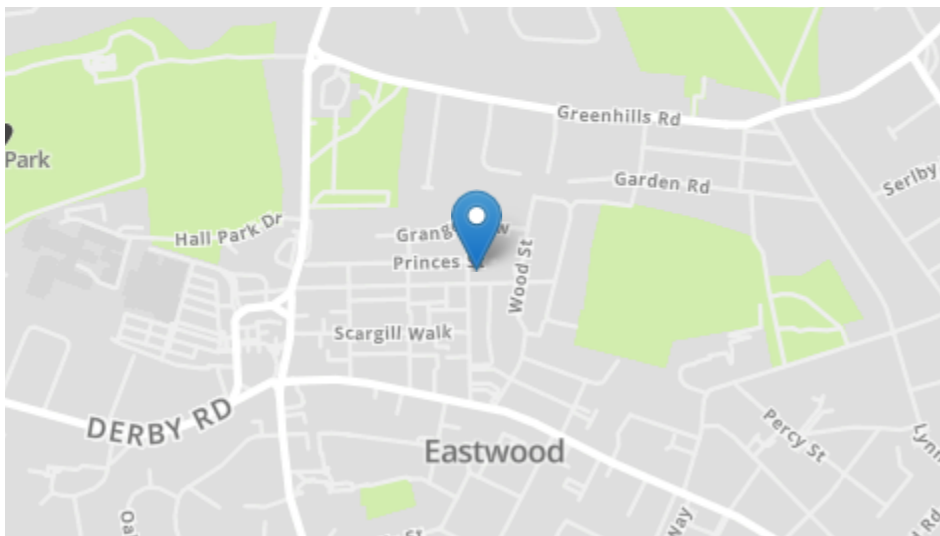
Princes Street, Eastwood, NG16 3AS

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		65
(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	



- Mid Terrace House
- Lounge
- Fitted Kitchen
- 2 Good Sized Bedrooms
- Low Maintenance Rear Garden
- Walking Distance to Eastwood Town Centre
- Excellent Road & Transport Links
- Favoured School Catchment

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 - 28512013

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



*** THE FRESH PRINCE OF EASTWOOD! *** Located in the heart of the D.H.Lawrence Conservation area, this charming two bedroom mid terrace home boasts private parking, garden to rear, cellar room and is within walking distance to Eastwood town centre and many of it's fantastic amenities. Boasting a living room, fitted breakfast/kitchen, two bedrooms, bathroom, cellar room which leads to a garden and to the rear private driveway. A great purchase for either a first time buyer or buy to let investor, to book your viewing call us today!

Lower Ground Floor

Basement

3.4m x 3.3m (11' 2" x 10' 10") Stairs to the ground floor, lighting, power, built in storage cupboard and door to the rear garden.

Ground Floor

Lounge

Composite entrance door and uPVC double glazed window to the front. Radiator, door to the kitchen and stairs to the first floor.

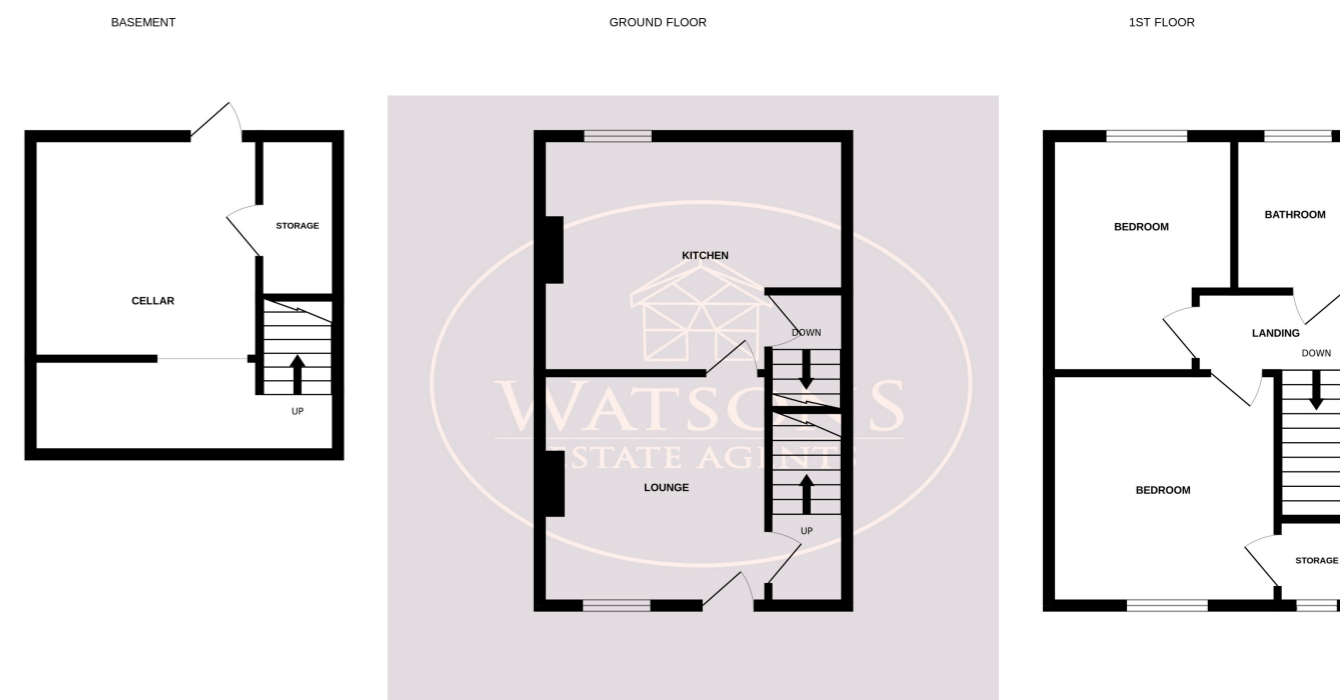
Kitchen

4.57m x 3.52m (15' 0" x 11' 7") A range of high gloss matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including waist height double electric oven, microwave, dishwasher and gas hob with extractor over. Two uPVC double glazed windows to the rear, space for fridge freezer, breakfast bar, radiator and wall mounted combination boiler.

First Floor

Landing

Doors to both bedrooms and the bathroom.



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

3.29m x 3.26m (10' 10" x 10' 8") UPVC double glazed window to the front, radiator fitted wardrobe and built in storage cupboard.

Bedroom 2

3.41m x 2.75m (11' 2" x 9' 0") UPVC double glazed window to the rear, built in storage cupboard and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink unit and panelled bath with mains fed shower over. Fully tiled walls, vertical radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

The rear garden is enclosed by modern timber fencing to the perimeter with both single and double gated access to the rear leading to the two allocated parking spaces. The double gates open to allow an additional secure parking space at the end of the garden if required. The rear garden comprises of a resin patio area fitted with outdoor lighting and two brick built outbuildings.