

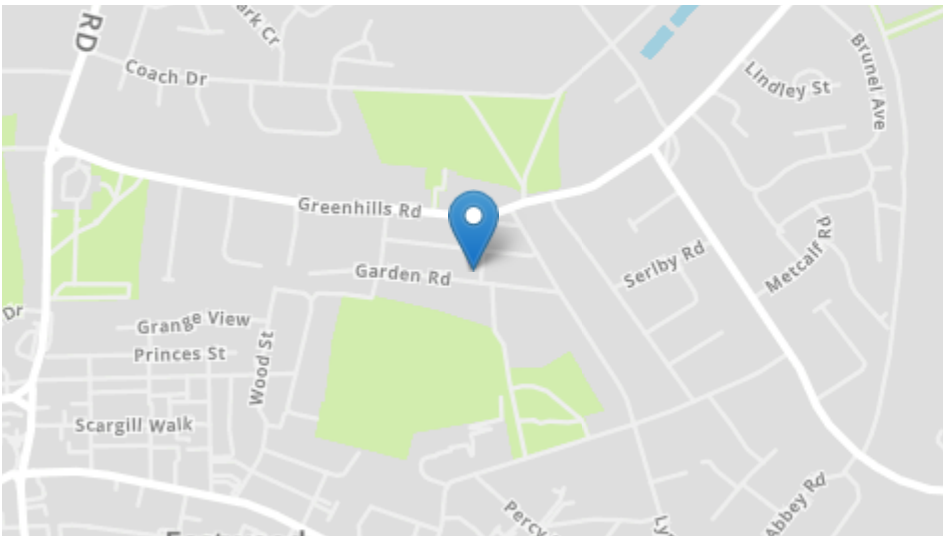
Garden Road, Eastwood, NG16 3FW

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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 - 29399612

- Three Storey End Terrace Home
- Four Bedrooms
- Light & Airy Lounge
- Spacious Dining Kitchen
- Three Piece Bathroom Suite
- Well Presented Through Out
- No Upward Chain
- Large Enclosed Garden With Parking To The Rear
- Great Road & Transport Links
- Close To Amenities

Our Seller says....

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.



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*** CHARACTER, SPACE AND STYLE! *** Offered for sale with NO CHAIN is this spacious FOUR BEDROOM character home which occupies a generous corner plot boasting private off-road parking. If space is what you are after then this modernised and ready to move into family home will definitely fit the bill! Comprising internally of a living room, re-fitted kitchen/dining room, 4 bedrooms and re-fitted family bathroom. Outside the property has lawned gardens to 3 sides with a private driveway. Located only short drive from Eastwood town centre and nearby to schools and public parks this is a great buy for those wanting the most space for their budget! Call us today to book your viewing!

Ground Floor

Porch

Composite wood entrance door, uPVC double glazed windows to the sides and rear, and open access to entrance hall.

Entrance Hall

Doors to lounge and dining kitchen and radiator.

Lounge

3.60m x 3.07m (11' 10" x 10' 1") UPVC double glazed windows to the front and side, radiator and stairs to first floor.

Dining Kitchen

4.75m x 3.62m (15' 7" x 11' 11") A range of matching wall and base units with worksurfaces incorporating inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor over and plumbing for washing machine. UPVC double glazed windows to the rear and side, laminate wood flooring, radiator and uPVC door to rear.

First Floor

First Floor Landing

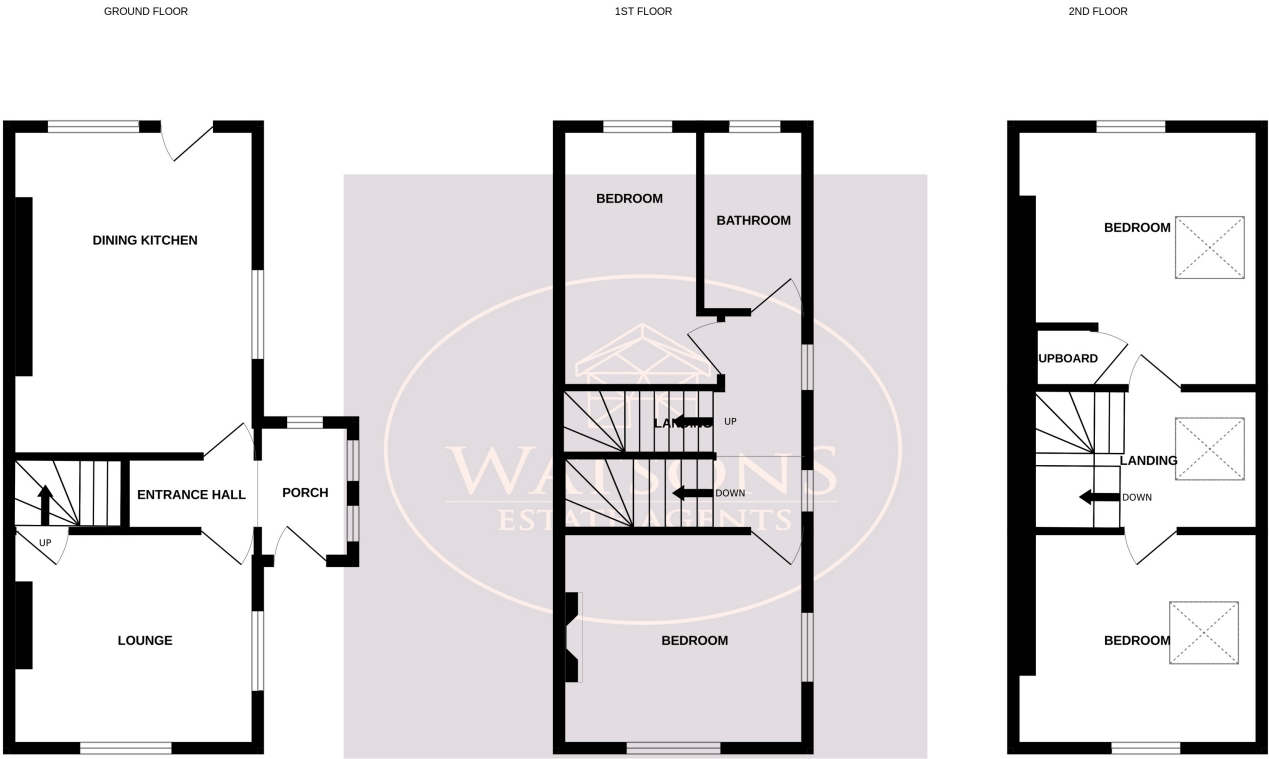
Two uPVC double glazed window to the side, doors to two bedrooms and bathroom.

Bedroom 1

3.61m x 3.07m (11' 10" x 10' 1") UPVC double glazed windows to the front and side and, feature fireplace and radiator.

Bedroom 4

3.78m x 1.98m (12' 5" x 6' 6") UPVC double glazed window to the rear and radiator.



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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Bathroom

White three piece suite comprising wc, sink and panel bath. Chrome heated towel rail, radiator and obscured uPVC double glazed window to the rear and radiator.

Second Floor

Bedroom 2

3.64m x 3.09m (11' 11" x 10' 2") UPVC double glazed window to the rear, radiator, storage cupboard and Velux window.

Bedroom 3

3.79m x 3.59m (12' 5" x 11' 9") UPVC double glazed window to the front, velux window and radiator.

Outside

To the front of the property is a paved pathway leading to entrance door, turfed lawn that wraps around the side giving open access to the rear garden and parking area. To the rear garden is a paved patio area with a paved pathway leading to the brick outbuilding edged by a flower bed with a range of plants and shrubbery. Timber double gates to rear and the plot is palisaded by a mixture of well established hedges and concrete based timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the Kitchen and was last serviced January 2025.