

Queens Road North, Eastwood, NG163LA

£160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(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	



- Victorian End Terrace Property
- 2 Double Bedrooms
- Open Plan Lounge Diner
- West Facing Garden With Summer House
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- 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 - 26849071

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 PERFECT FIRST HOME ***** Offered with NO CHAIN this Victorian end terrace home will tick a number of boxes for first time buyers looking to get on to the property ladder! Being located only a short walk from the town centre the property is perfect for those looking to be close to amenities and also benefits from a private West facing garden. A perfect purchase for either a first time buyer, someone looking to downsize or even buy to let investors! Call us today to book your viewing!

Ground Floor

Lounge

4.0m x 3.47m (13' 1" x 11' 5") UPVC double glazed bay window to the front, composite entrance door to the front, radiator, open plan to the dining area.

Dining Area

4.63m x 3.47m (15' 2" x 11' 5") UPVC double glazed window to the rear, radiator, door to the kitchen, stairs to the first floor.

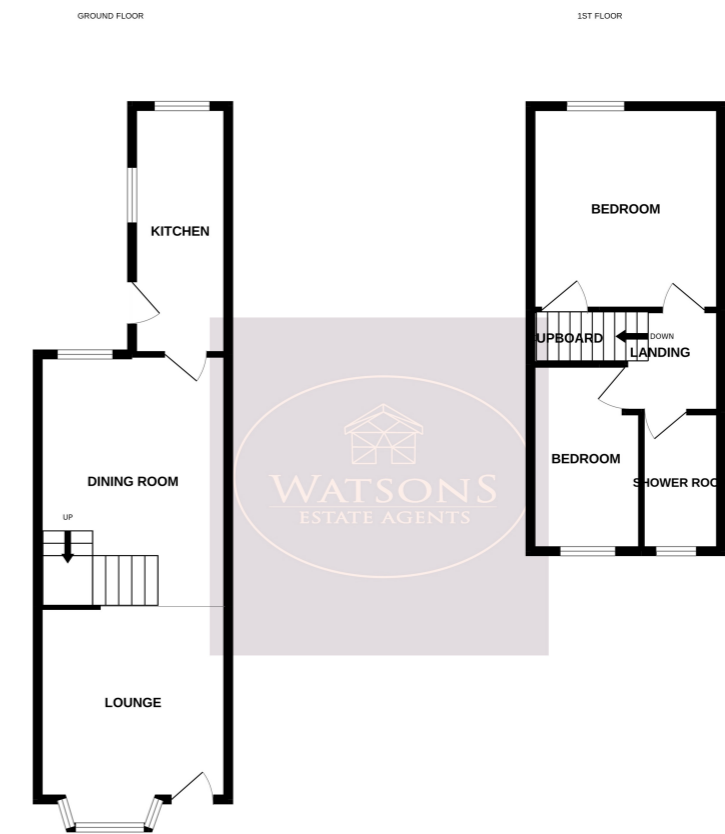
Kitchen

4.54m x 1.68m (14' 11" x 5' 6") A range of matching wall & base units with solid wood work surfaces incorporating a stainless steel sink & drainer unit, integrated electric oven and hob with extractor over, plumbing for washing machine, tiled flooring, breakfast bar, uPVC double glazed windows to the side & rear and door to the side leading to the rear garden.

First Floor

Landing

Access to the attic, doors to both bedrooms and bathroom.



While 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.
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Bedroom 1

3.73m x 3.67m (12' 3" x 12' 0") UPVC double glazed window to the rear, radiator, built in storage cupboard.

Bedroom 2

3.43m (Max) x 2.85m (11' 3" x 9' 4") UPVC double glazed window to the front, radiator and access to the attic.

Shower Room

White 3 piece suite comprising of WC, wall mounted sink and double shower cubicle with mains fed shower, heated towel rail, fully tiled walls, obscured uPVC double glazed window to the front.

Outside

The rear, West facing garden offers a good level of privacy and comprises an Indian stone patio, a well maintained lawn, a log cabin with power currently split into a workshop/summerhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side.