

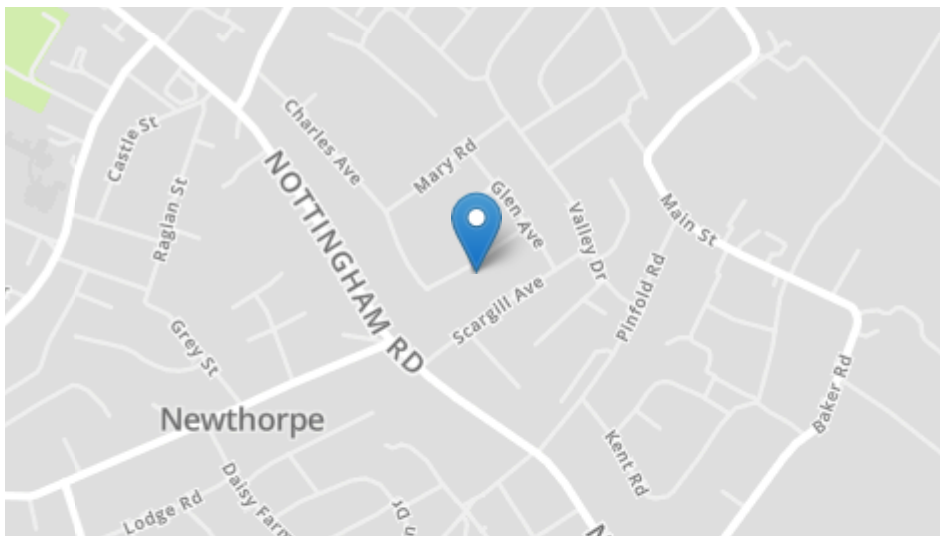
Wheeler Avenue, Eastwood, NG16 2AN

Offers Over £180,000



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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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		64	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Generous Lounge/Diner
- Driveway & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- In Need Of Some Modernisation

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 - 25177736

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





## GROUND FLOOR



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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\*\*\* ENJOY LIFE ON ONE LEVEL \*\*\* Situated in a popular residential area amongst similar properties, this detached bungalow is offered for sale with some modernisation needed! In brief, the accommodation comprises: hallway which gives access to the kitchen, lounge, 2 bedrooms and bathroom. Outside, the rear garden offers a high level of privacy and is well established with flower bed borders and a paved patio seating area - a perfect spot to spend your summers. A driveway alongside the property provides off road parking and leads to a detached single garage to the rear. The property is located near the shops, amenities and bus stops of Hilltop and a wide range of amenities & public services can be found in Eastwood Town Centre, just a short drive away

### Entrance Hall

UPVC double glazed door to the side and doors to all rooms.

### Lounge

6.05m x 3.2m (19' 10" x 10' 6") UPVC double glazed window to the front, radiator.

### Kitchen

2.28m x 2.25m (7' 6" x 7' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Plumbing for washing machine, space for cooker, radiator and uPVC double glazed window to the side.

### Bedroom 1

3.54m x 2.65m (11' 7" x 8' 8") UPVC double glazed window to the rear and radiator

### Bedroom 2

3.34m x 3.23m (10' 11" x 10' 7") UPVC double glazed window to the rear and radiator.

### Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Radiator and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A tarmac driveway running alongside the property provides ample off road parking and leads to the detached garage with up & over door. The rear garden comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter.