

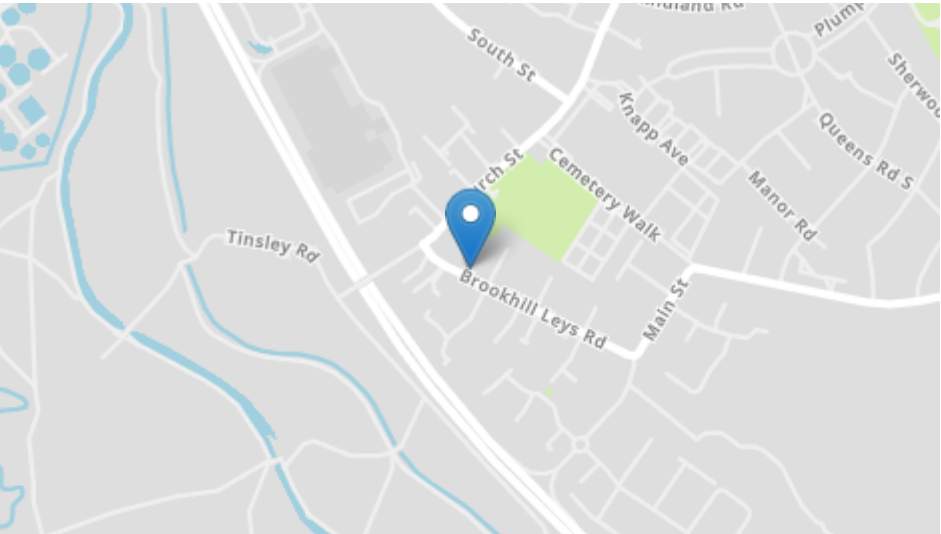
5 Brookhill Leys Road, Eastwood, Nottingham, NG16 3HZ

Offers Over £195,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Character Cottage
- 2 Double Bedrooms
- Dining Kitchen & Utility Room
- 1st Floor Bathroom
- Well Maintained Rear Garden
- Garage
- Popular Residential Location
- Close to Amenities & Transport Links

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 - 26942664

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



***** CHARACTER, CHARM & CONVENIENCE ***** If you like character, you'll LOVE this superb 17th century cottage, located in a popular part of Eastwood. The well presented accommodation is a stylish mix of modern and traditional, comprising in brief: entrance porch, lounge, dining kitchen, lobby & utility room. On the first floor, the landing leads to 2 double bedrooms and the shower room. Outside, there is a well maintained garden which offers a good level of privacy & gives access to a detached single garage. The property is located within walking distance to Brookhill Leys Primary School & is just over half a mile from the wide range of amenities offered in Eastwood Town Centre, including shops, restaurants, doctors surgeries & vets. The A610 & Junction 26 of the M1 motorway are just a short drive away & various Trent Barton services run through Eastwood Town Centre, Nottingham Road & Derby Road. To book your viewing appointment, call Watsons on 01159385577, 8am - 8pm, 7 days.

Ground Floor

Entrance Porch

Entrance door, uPVC double glazed window to the side, wood effect laminate flooring and door to the lounge.

Lounge

3.76m x 3.88m (12' 4" x 12' 9") UPVC double glazed windows to the side and front, feature ceiling beams, Inglenook fire place, stairs to the first floor, wood effect laminate flooring, radiator and door to the lobby.

Lobby

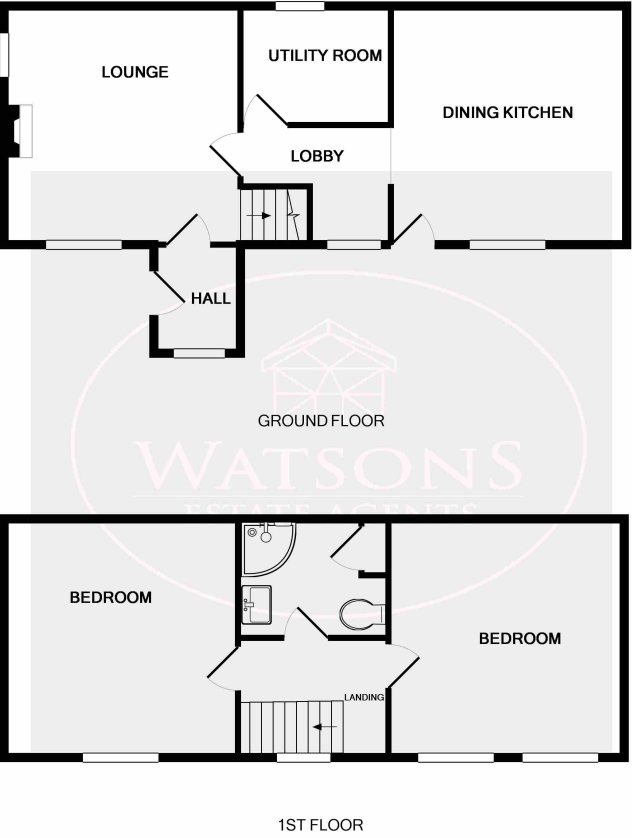
2.34m x 2.06m (7' 8" x 6' 9") UPVC double glazed window to the side, tiled flooring and fitted storage cupboard housing the integrated dryer. Radiator, door to the utility room and opening into the dining kitchen.

Dining Kitchen

3.88m x 3.69m (12' 9" x 12' 1") A range of matching shaker style wall & base units, work surfaces incorporating a one & a quarter sink & drainer unit with flexi tap. Space & connections for a cooker with stainless steel splash back and extractor over. Integrated microwave, plumbing for dishwasher, ceiling spotlights, feature ceiling beams, radiator, uPVC double glazed window to the side and door to the rear garden.

Utility Room

2.31m x 1.63m (7' 7" x 5' 4") UPVC double glazed window to the side, tiled flooring and plumbing for a washing machine.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FIRST FLOOR

Landing

UPVC double glazed window to the side, doors to the bedrooms & shower room.

Bedroom 1

3.9m x 3.54m (12' 10" x 11' 7") Radiator and 2 uPVC double glazed windows to the side.

Bedroom 2

3.85m x 3.73m (12' 8" x 12' 3") Radiator and UPVC double glazed window to the side.

Shower Room

3 piece suite in white comprising WC, vanity sink unit & corner shower with dual rainfall effect shower. Ceiling spotlights, extractor fan, airing cupboard housing the combination boiler, chrome heated towel rail and access to the attic.

Outside

The well maintained rear garden has a lawn, paved patio & a raised timber decking area. The garden is enclosed by timber fencing with gated access. The detached single garage sits at the bottom of the plot & has an up & over door & door leading to the garden.