

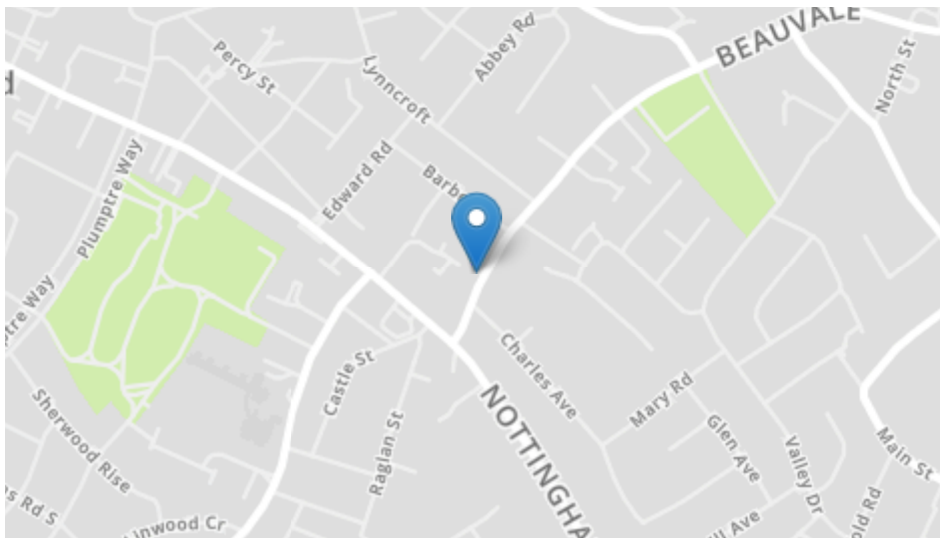
Dovecote Road, Eastwood, NG16 3EY

Offers Over £240,000

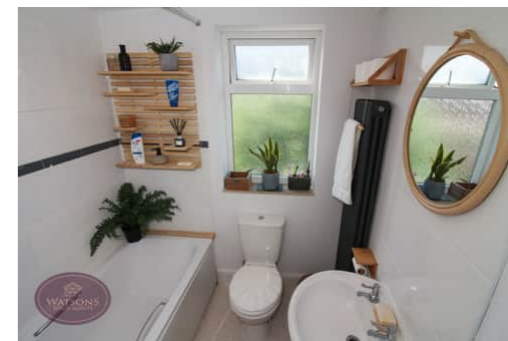
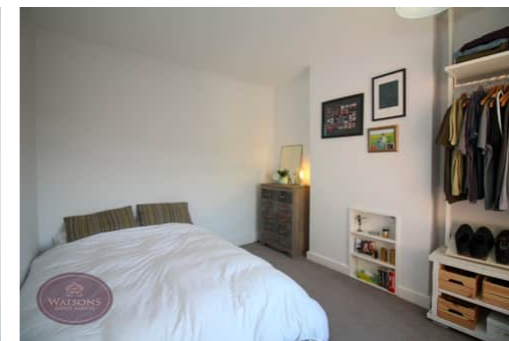


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	81
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Victorian Home
- 3 Bedrooms
- 2 Reception Rooms
- Private Walled Garden
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Character & Charm Throughout
- VIEWING HIGHLY RECOMMENDED

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 - 26059098

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



*** VICTORIAN GEM *** This 3 bedroom home in Eastwood has all the charm and character you would want from a Victorian home, but offers more space than you might expect. With excellent transport links and within walking distance to a range of amenities, this is a MUST VIEW! The accommodation is well presented throughout and comprises in brief: entrance hallway, lounge, dining room & kitchen to the ground floor, upstairs landing to 3 good size bedrooms and family bathroom. Outside, the walled rear garden offers a high level of privacy and on street parking is available to the front. Ideally suiting a growing family, this property is just waiting for the lucky buyer to turn the key and enjoy for themselves! Call our sales team today to arrange a viewing.

Ground Floor

Entrance Hall

Arched uPVC double glazed entrance door, radiator, feature cornice and arch, stairs to the first floor, tiled flooring and door to the lounge.

Lounge

4.6m into the bay x 3.84m (15' 1" x 12' 7") UPVC double glazed bay window to the front, inset multi fuel burner, radiator and French doors to the dining room.

Dining Room

3.93m x 3.53m (12' 11" x 11' 7") Radiator and door to the kitchen.

Kitchen

3.78m x 2.83m (12' 5" x 9' 3") A range of matching wall & base units, work surfaces with an inset stainless steel sink & drainer unit. Integrated waist height double electric oven & hob with extractor over. Plumbing for washing machine, vertical radiator, under stairs storage/walk in pantry, vertical radiator, uPVC double glazed window to the side and door leading to the rear garden.

First Floor

Landing

Built in storage cupboard, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Bedroom 1

3.61m x 2.98m (11' 10" x 9' 9") 2 uPVC double glazed windows to the front, fitted sliding door wardrobes and radiator.

Bedroom 2

3.61m x 2.98m (11' 10" x 9' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

4.19m x 1.94m (13' 9" x 6' 4") UPVC double glazed window to the side, airing cupboard housing the combination boiler and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Vertical radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The front of the property is palisaded by brick work. The rear garden offers a good level of privacy and comprises a concrete patio, timber decking seating area with uncovered pergola, doors to the WC and store, turfed lawn, flower bed borders with a range of plants & shrubs and external tap. The garden is enclosed by wall to the perimeter.