

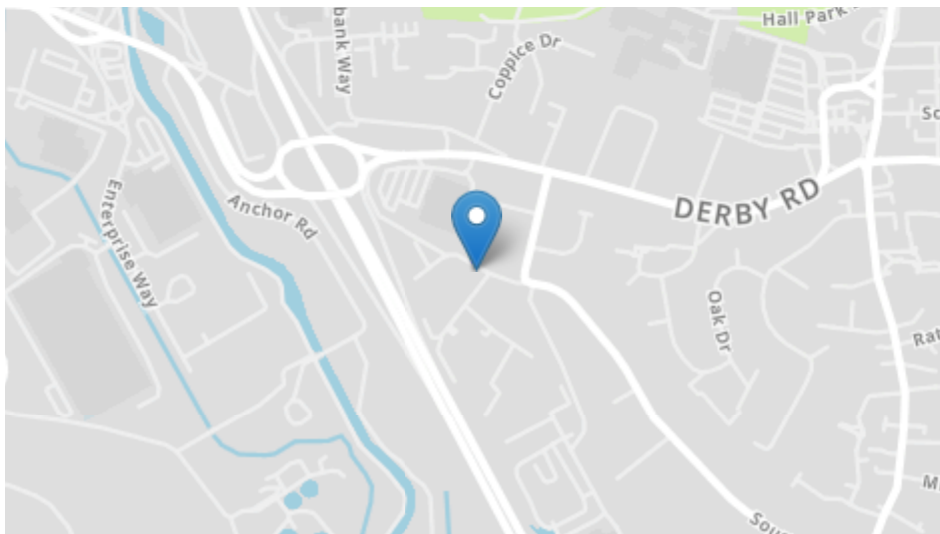
Bailey Grove Road, Eastwood, NG16 3PE

50% Shared Ownership £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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 - 28442482

- Detached House
- 3 Bedrooms
- Lounge
- Modern Fitted Dining Kitchen
- Downstairs WC, En Suite & Family Bathroom
- Driveway
- Landscaped Rear Garden
- Walking Distance To Eastwood Town Centre
- NO UPWARD CHAIN

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.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** AS RARE AS UNICORN FOOTPRINTS! *** 50% SHARED OWNERSHIP *** You will be blown away when you see this fabulous 3 bedroom detached house which has approximately 5 years remaining of its NHBC certificate! Located conveniently for Eastwood town centre and access to the A610 this home is immaculately presented and boasts light and airy, spacious living accommodation with a downstairs WC, en-suite to master bedroom, private garden to rear and a private driveway providing ample parking. Properties like this very rarely come to market and as such we think this will be hugely popular with buyers so call our team today to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the front, door to the dining kitchen and stairs to the first floor.

Dining Kitchen

5.54m x 3.61m (18' 2" x 11' 10") A range of matching high gloss wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Space for fridge freezer and dishwasher, plumbing for washing machine, wall mounted combination boiler and built in pantry cupboard. UPVC double glazed window to the front, ceiling spotlights, radiator and doors to the wc and lounge.

Lounge

4.57m x 3.21m (15' 0" x 10' 6") UPVC double glazed French doors to the rear garden and radiator.

WC

WC, pedestal sink unit and radiator.

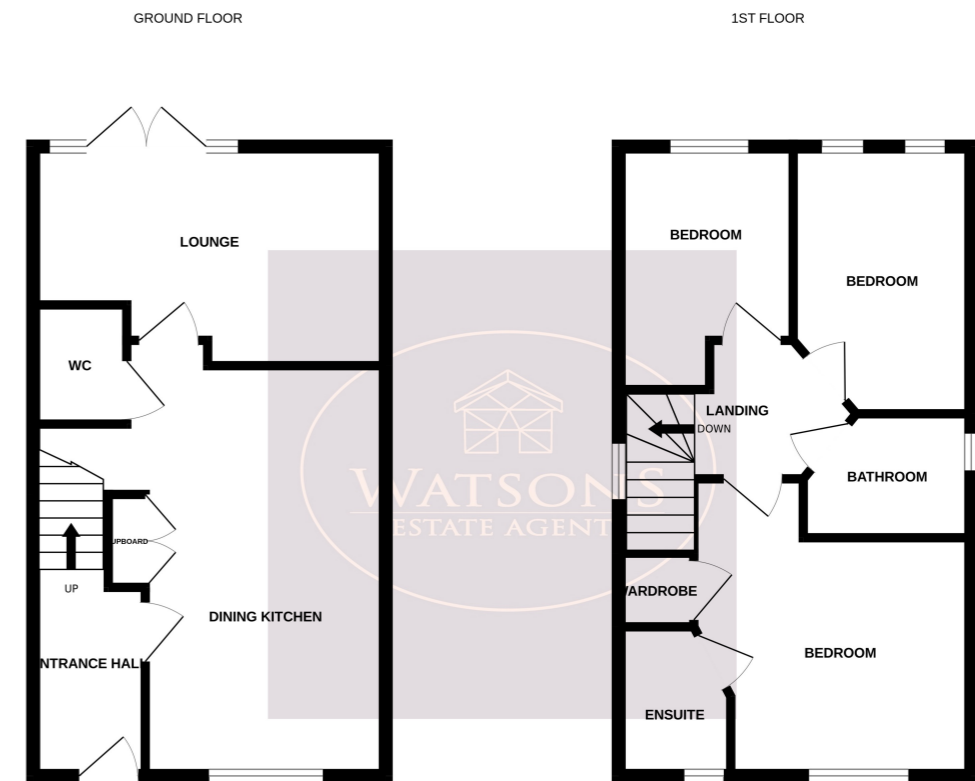
First Floor

Landing

UPVC double glazed window to the side, access to the partly boarded attic, doors to all bedrooms and the bathroom.

Bedroom 1

4.29m x 3.58m (14' 1" x 11' 9") UPVC double glazed window to the front, built in wardrobe, radiator and door to the en suite.



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.
Made with Metropix 12/2024

En Suite

White 3 piece suite comprising wc, pedestal sink unit and shower cubicle with mains fed shower. Obscured uPVC double glazed window to the front, extractor fan and chrome heated towel rail.

Bedroom 2

3.4m x 2.23m (11' 2" x 7' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.24m x 1.17m (7' 4" x 3' 10") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with mains fed shower over. Obscured uPVC double glazed window to the side, ceiling spotlights, extractor fan and chrome heated towel rail.

Outside

To the front of the property is a tarmac driveway with space for 2-3 vehicles leading alongside. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio area, turfed lawn, timber shed and flower bed borders with a range of plants and shrubs.