

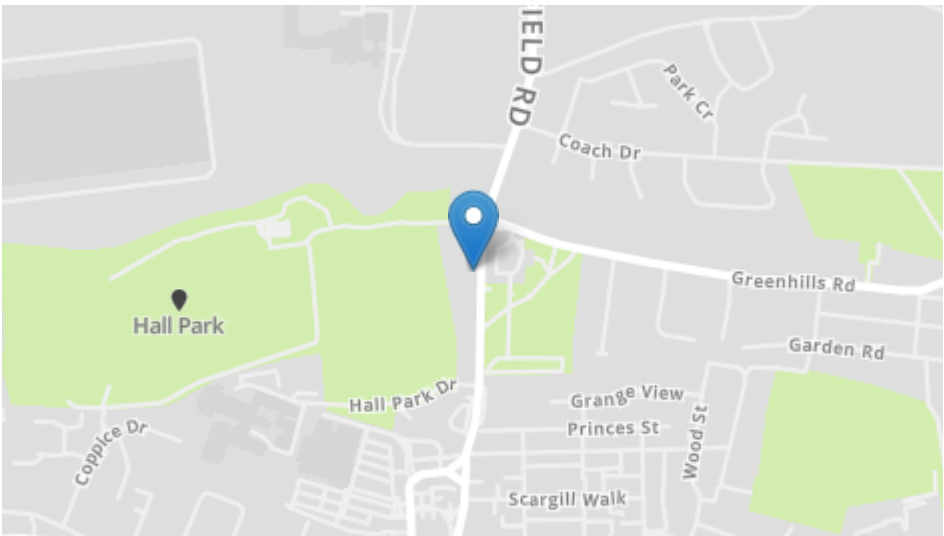
Mansfield Road, Eastwood, NG16 3DY

Offers Over £160,000



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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		
<b>England, Scotland &amp; Wales</b>	71	78
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 - 29719407

- Cottage Style Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Fitted Breakfast Kitchen
- Three Piece Shower Room
- Generous Enclosed Rear Garden
- Close To Amenities
- Great Access To Roads & Transport (M1)
- No Upward Chain
- A Piece Of Eastwood History

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





\*\*\* OWN A PIECE OF EASTWOOD HISTORY! \*\*\* MANSFIELD ROAD, EASTWOOD. This cottage style semi-detached bungalow is offered for sale with NO UPWARD CHAIN & is bursting with local history. Accommodation in brief comprises; entrance hallway, lounge, fitted breakfast kitchen, three-piece shower room and two good size bedrooms. Externally, there is a generous rear garden perfect for any green fingered buyers as well as a spacious patio area ideal for the summer months. Located a stone's throw away from Eastwood Town Centre, it is within the heart of the community, both figuratively and literally, with wide array of amenities all only a short walk away including retail shops, supermarkets, pharmacies, medical practices, local pubs and restaurants. For those needing access to transport links, there are regular bus routes leading to both Nottingham and Derby as well as excellent road links.

A unique aspect of this property is the history that resides within; a foundation stone is located on the site to commemorate the end of WW2, being laid by William Hopkin (local author/friend of D.H. Lawrence) on June 24, 1950 as a sign of respect and representation to the fallen soldiers of the war, as well as having the great honour of being opened by the Duchess of Portland in September 1950, giving this property an air of gravitas. Call our Eastwood office today to book your viewing of this incredibly special home! 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

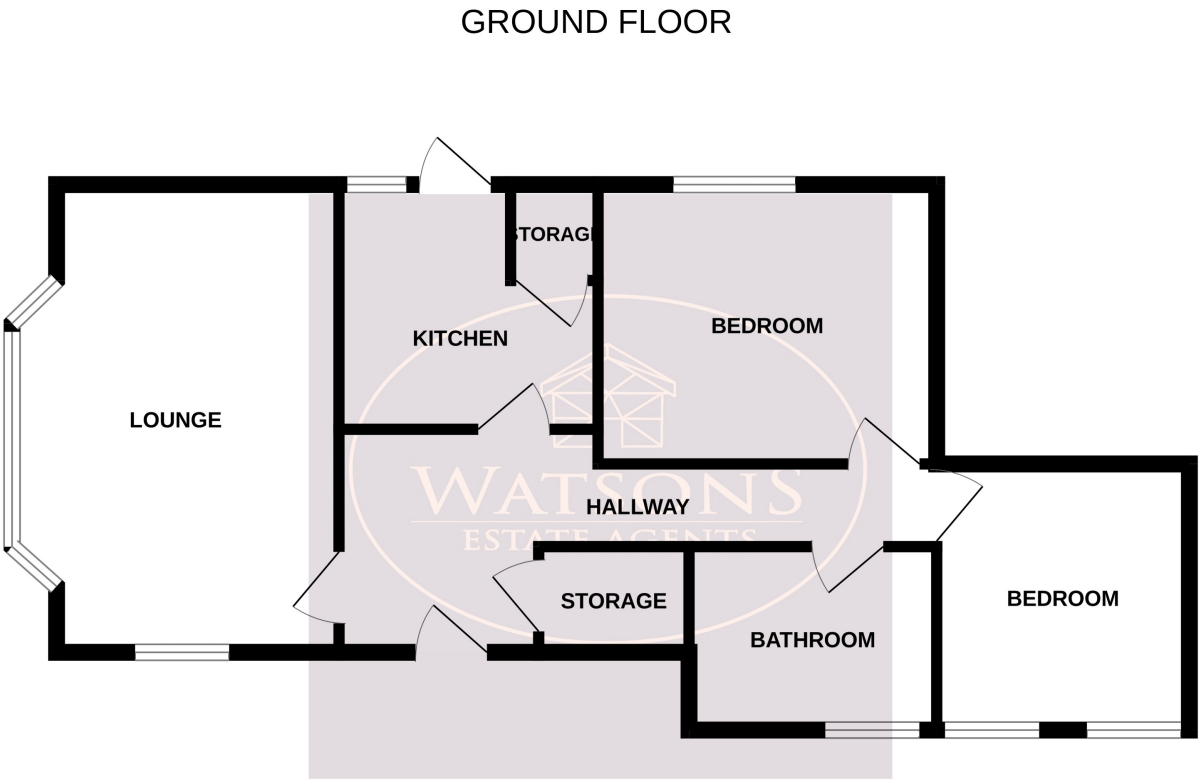
UPVC entrance hall and door to lounge and kitchen.

Lounge

4.47m x 2.97m (14' 8" x 9' 9") UPVC double glazed bay window to the side, uPVC double glazed window to the front, and radiator.

Breakfast Kitchen

2.78m x 2.71m (9' 1" x 8' 11") A range of matching wall and base units with worksurfaces incorporating a sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor fan over. Storage cupboard housing combination boiler, partially tiled walls, radiator, uPVC double glazed window to the ... and uPVC door to garden.



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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Bedroom 1

3.66m x 3.57m (12' 0" x 11' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

2.71m x 2.34m (8' 11" x 7' 8") Two uPVC double glazed windows to the front, and radiator.

Shower Room

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Obscured uPVC double gazed window to the front, tiled walls, vinyl flooring and radiator.

Outside

To the front of the property is a pathway leading to the entrance door and flower bed borders surrounding the front of property with a range of plants and shrubbery. The rear garden features, a large patio seating area, with a pathway to leading to a palisaded garden area, turfed lawn, flower beds with a range of plants and shrubbery and a timber shed. To side of the rear garden is a second turfed lawn area, a range of plants and shrubbery and enclosed by timber fencing.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen and the parking is shared access.