

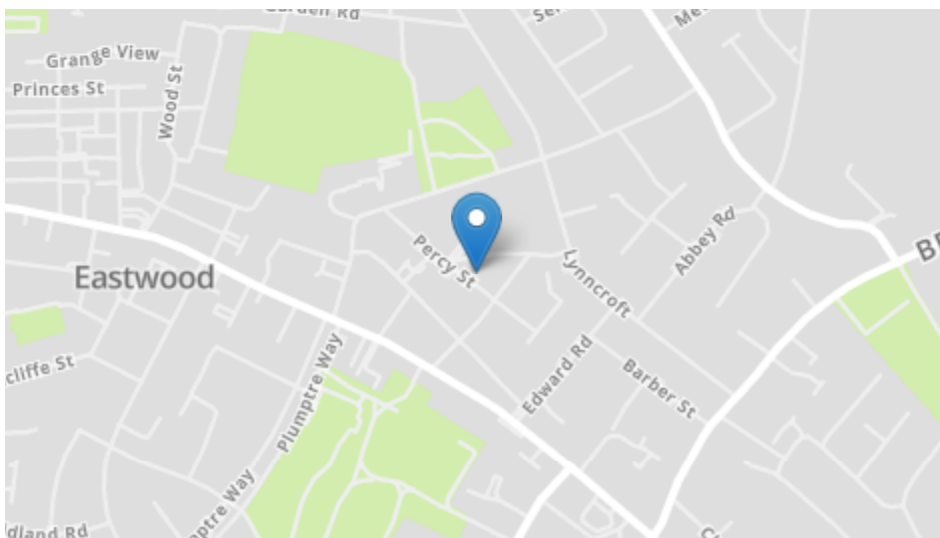
Percy Street, Eastwood, Nottingham, NG16 3EP

Offers Over £200,000



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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			
		56	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Shower Room
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Large Summer House with Power

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 - 25510550

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're searching for spacious downstairs living as well as a location close to all amenities then look no further. This property ticks both of those boxes as well as boasting an exceptionally generous size garden perfect for keen gardeners. Accommodation to the ground comprises; lounge, office area, dining room, kitchen, shower room, WC and utility room. To the first floor there are three evenly proportioned bedrooms. Externally this unique property sits within a good size plot offering a well maintained rear garden with endless potential. Percy Street is located close to Eastwood Town Centre, which offers a wide range of shops, amenities and public services including doctors, dentists and vets. Nearby transport links include bus stops with regular routes running to various destination including Kimberley, Nottingham City Centre & Alfreton. Buyers with children will also appreciate the close proximity to Lawrence View Primary school as well as parks and recreational play areas. For more information or to book your viewing appointment, call our team.

Lounge

4.0m x 3.66m (13' 1" x 12' 0") UPVC double glazed window to the front, radiator and door to the inner hall.

Inner Hall

Stairs to the first floor, office space and door the dining room.

Dining Room

3.99m x 3.66m (13' 1" x 12' 0") UPVC double glazed windows to the side & rear, radiator and door to the kitchen.

Rear Hall

Door to the kitchen and door to the side.

Kitchen

2.69m x 2.57m (8' 10" x 8' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for Range style cooker with extractor over. Radiator, uPVC double glazed window to the side and door to the shower room.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. vertical radiator and obscured uPVC double glazed window to the side. Bi fold door to the WC.

WC

WC. Obscured uPVC double glazed window to the side. Sliding door to the utility room.

Utility Room

2.11m x 2.08m (6' 11" x 6' 10") Obscured uPVC double glazed window to the side. A range of matching wall & base units, works surfaces incorporating a stainless steel sink and plumbing for washing machine.



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 quality or efficiency can be given.
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First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.98m x 3.65m (13' 1" x 12' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.66m x 2.95m (12' 0" x 9' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.72m x 3.58m (12' 2" x 11' 9") UPUVC double glazed window to the rear, radiator and access to the attic.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs and is palisaded by brick wall. The rear garden offers a good level of privacy and comprises a timber decking, flower bed borders with a range of mature plants & shrubs, timber built summer house with additional shed attached and a generous, well maintained lawn. The garden is enclosed by timber fencing and hedge borders to the perimeter with gated access to the side.