

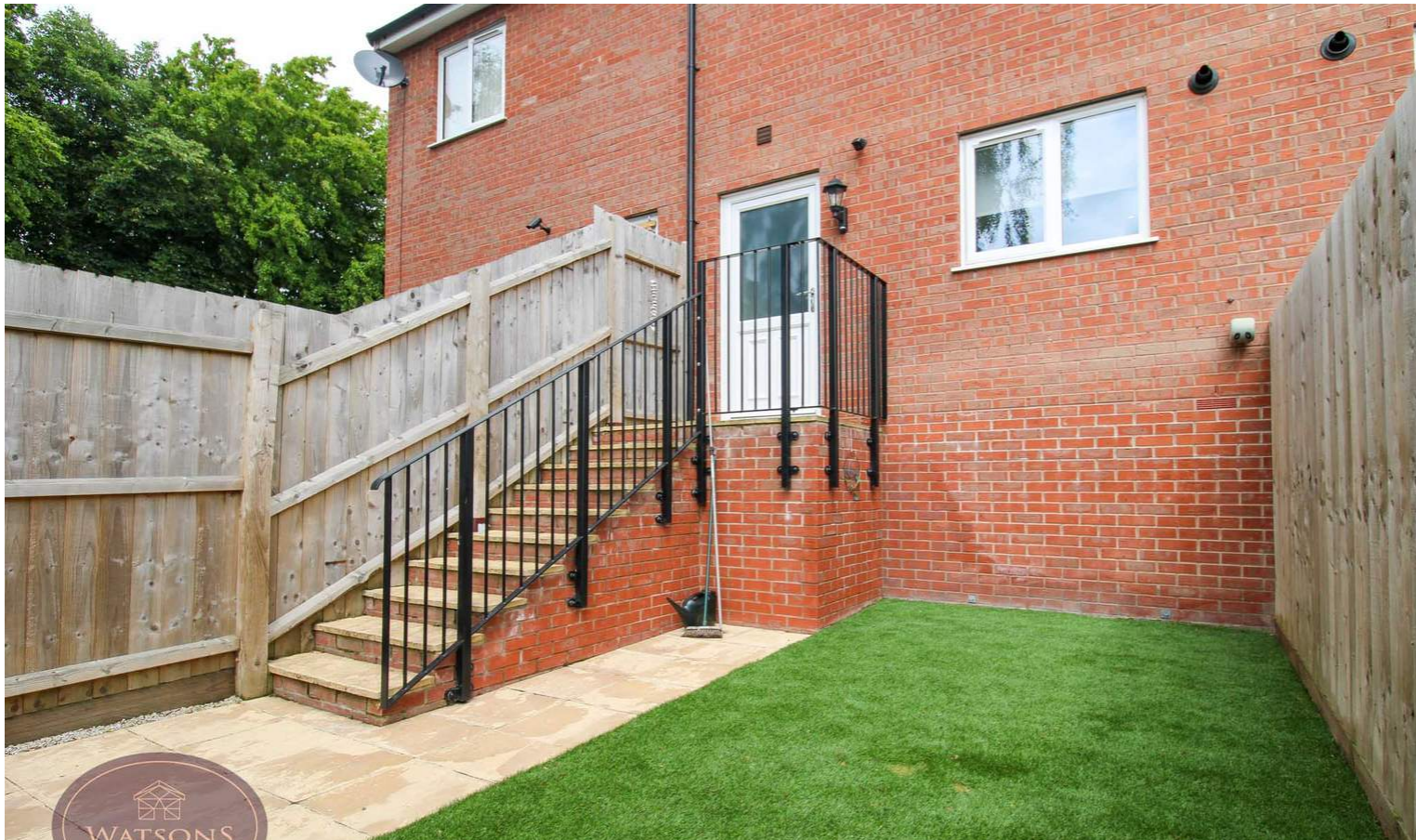
Plumtre Way, Eastwood, NG16 3UB

Guide Price £170,000

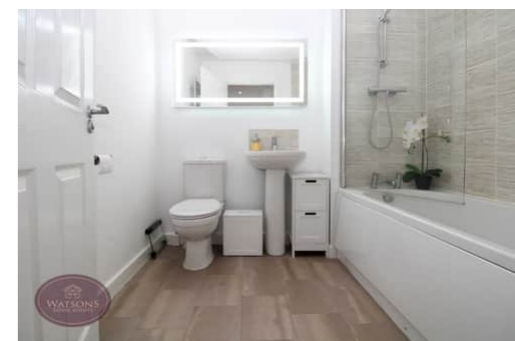


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Terrace House
- 2 Double Bedrooms
- Modern Dining Kitchen
- Downstairs WC
- Off Road Parking
- Excellent Road & Public Transport Links
- NHBC Warranty
- No Upward Chain

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 - 26540069

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



*** GUIDE PRICE £170,000 - £175,000 *** STEP ON THE LADDER IN STYLE *** Two double bedrooms *** Located within walking distance of Eastwood Town Centre, this well presented modern terrace is ready to move in to and would suit a first time buyer, buy to let investor or down sizer. The property in brief to the ground floor; entrance hall, spacious lounge, open plan dining kitchen and w/c. To the first floor a landing giving access to two double bedrooms and a three piece bathroom suite, to the outside a front garden with a driveway providing off road parking and to the rear an enclosed low maintenance garden. The property is located close to Eastwood Town Centre which offers a wide range of shops, amenities, cafe's, pubs and restaurants as well as public services including a doctors and dentist. Nearby bus stops have routes to various destinations including Nottingham & Derby and the A610 -which leads to Junction 26 of the M1 motorway, is just a short drive away.

Ground Floor

Entrance Hall

Composite door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

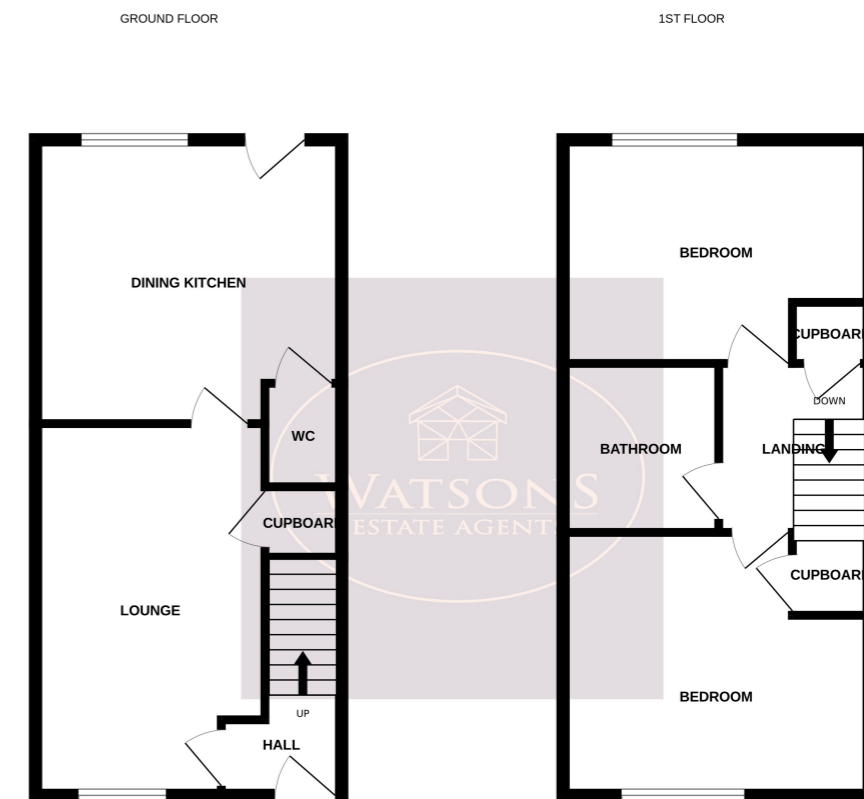
5.04m x 3.09m (16' 6" x 10' 2") UPVC double glazed window to the front, radiator, storage cupboard and door to the dining kitchen.

Dining Kitchen

4.12m x 3.85m (13' 6" x 12' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, storage cupboard housing the boiler, uPVC double glazed window to the rear and doors to the WC and rear garden.

WC

WC, wall mounted sink, extractor fan, wood effect laminate flooring and radiator.



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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First Floor

Landing

Built in storage cupboard, radiator and doors to both bedrooms and bathroom.

Bedroom 1

4.11m x 3.55m (13' 6" x 11' 8") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 2

4.11m x 3.03m (13' 6" x 9' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Chrome heated towel rail and extractor fan.

Outside

To the front of the property is a brick paved driveway with parking for 1 car. The South West facing rear garden offers a good level of privacy and comprises: steps down to a paved patio and a well maintained lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.