

Grange View, Eastwood, NG16 3DE

Offers Over £200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(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 - 29908236



- Semi Detached Home
- Three Bedrooms
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Three Piece Bathroom Suite
- Large Driveway & Detached Garage
- Low Maintenance Rear Garden
- Cul De Sac Position
- Close To Amenities
- Great Road & Public Transport Links

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



*** EXTENDED FAMILY HOME CLOSE TO THE TOWN CENTRE *** NO CHAIN *** This extended 3 bedroom semi detached family home is located at the end of a cul-de-sac within a short distance from Eastwood town centre and the many great amenities that it provides! The accommodation comprises an entrance hallway, living room, dining room, kitchen and to the first floor 3 bedrooms and a family bathroom. Outside there is ample private parking and a garden to the rear. Ready to view and buy this is a great home for those looking to buy something larger or a first time buyer wanting to get onto the property ladder! Call our sales team today.

Ground Floor

Entrance Hall

UPVC entrance door, uPVC double glazed window to the side, radiator, stairs to first floor and door to lounge.

Lounge

4.03m x 3.67m (13' 3" x 12' 0") UPVC double glazed bay window to the front, radiator and door to reception room.

Reception Room

3.97m x 3.09m (13' 0" x 10' 2") UPVC double glazed window to the side, radiator, laminate wood flooring, two storage cupboards, open access to the kitchen and uPVC door to the side.

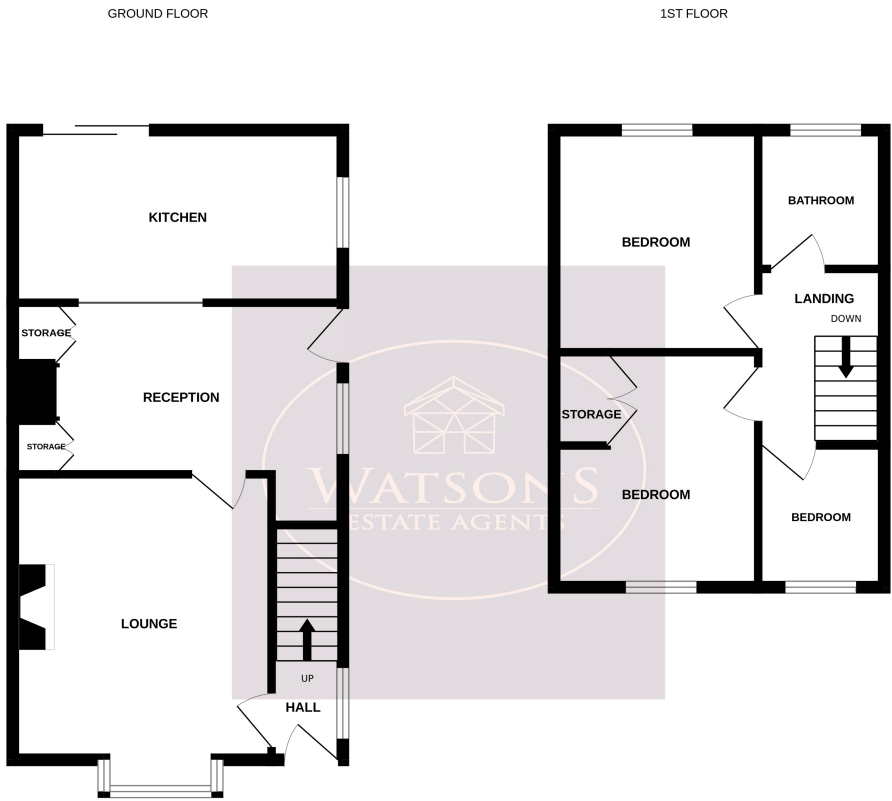
Breakfast Kitchen

4.51m x 2.45m (14' 10" x 8' 0") A range of wall and base units with work surfaces incorporating an inset 1.5 sink & drainer unit. Integrated appliances including electric oven and electric hob with extractor fan over. UPVC double glazed window to the side, tiled flooring, ceiling spotlights, radiator and sliding patio door to the garden.

First Floor

Bedroom 1

3.32m x 2.93m (10' 11" x 9' 7") UPVC double glazed window to the front, laminate wood flooring, storage cupboard 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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Bedroom 2

3.05m x 2.93m (10' 0" x 9' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.00m x 1.71m (6' 7" x 5' 7") UPVC double glazed window to the front, radiators and access to loft.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, chrome heated radiator and extractor fan.

Garage

Detached single garage with up and over doors.

Outside

To the front of the property is a block paved leading to stone steps to entrance door and double wrought iron gate giving access to the rear garden and detached garage. The rear garden features a continuation of the driveway as well as block paved seating area and steps to a raised turfed lawn with well established trees and palisaded by timber fencing.