

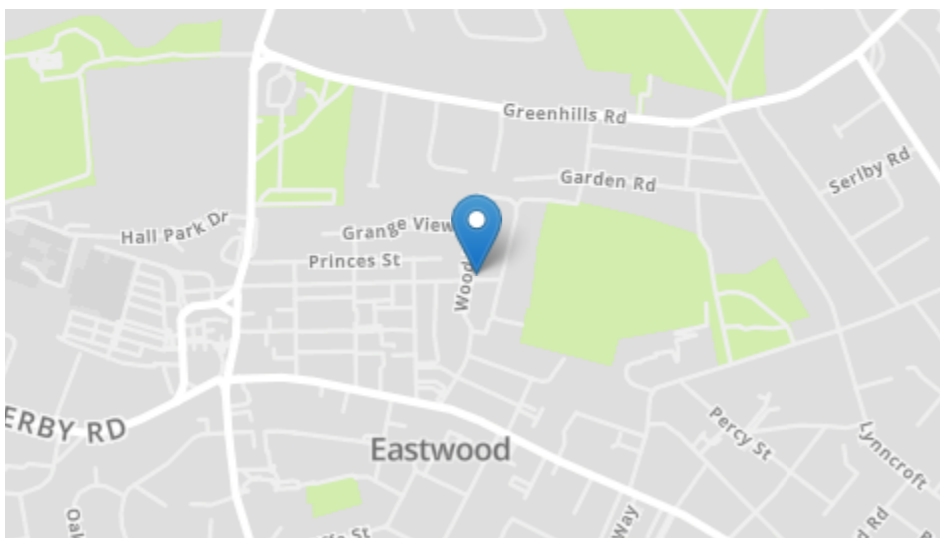
Wood Street, Eastwood, Nottingham, NG16 3DD

£175,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Utility Room
- Off Road Parking
- Private Low Maintenance Rear Garden
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- Ideal First Buy or Investment

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 - 26704108

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



\*\*\* VIEWING ADVISED \*\*\* Whether you are a first time buyer, upgrading from your first home, down-sizing or relocating, this 3 bed semi detached home in Eastwood could be for you. Offered with NO UPWARD CHAIN, and within walking distance of Eastwood Town Centre, this is likely to be popular. The accommodation in brief comprises: entrance hall, lounge diner, kitchen, utility room, upstairs landing to the 3 bedrooms and family bathroom. Outside, a driveway provides off street parking and the low maintenance rear garden has a high level of privacy. Local facilities include a range of shops, schools, good public transport links and easy access to the A610 & M1 motorway. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

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

### Lounge Diner

7.0m (into the bay) x 3.7m (23' 0" x 12' 2") UPVC double glazed bay window to the front, uPVC double glazed window to the side, radiator and door to the kitchen.

### Kitchen

3.08m x 2.03m (10' 1" x 6' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Radiator

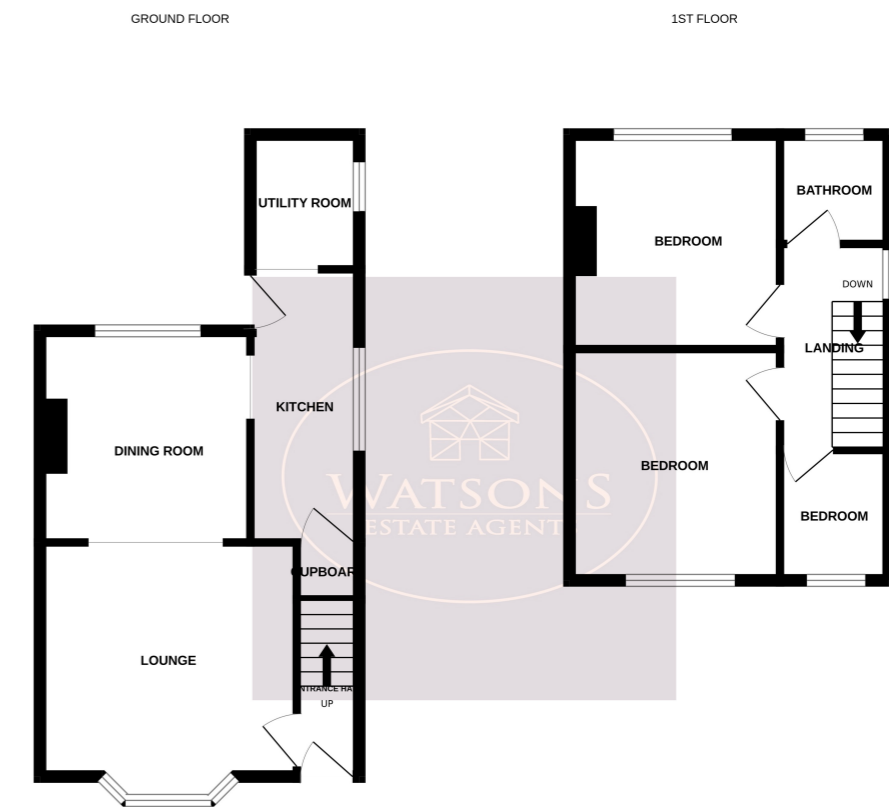
### Utility Room

2.5m x 1.97m (8' 2" x 6' 6") A range of matching wall & base units. Plumbing for washing machine & dishwasher. Wall mounted combination boiler, radiator, uPVC double glazed window to the side and door to the side.

## First Floor

### Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.



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

3.07m x 2.97m (10' 1" x 9' 9") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.34m x 2.94m (10' 11" x 9' 8") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.03m x 1.68m (6' 8" x 5' 6") UPVC double glazed window to the front, access to the attic and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

### Outside

Running alongside the property a gravel driveway provides ample off road parking, other features include an external tap. The low maintenance rear garden offers a good level of privacy and comprises a turfed lawn enclosed by timber fencing to the perimeter.