

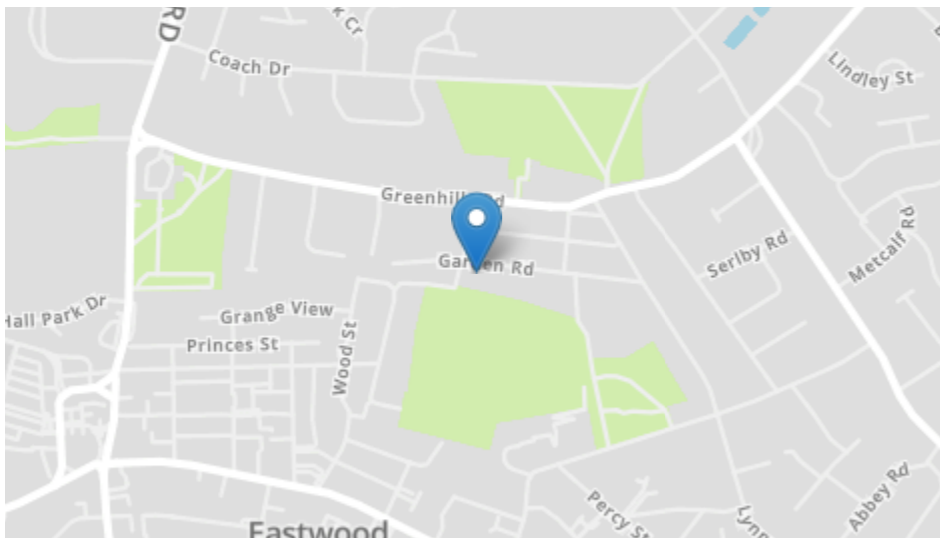
Garden Road, Eastwood, NG16 3FY

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	71	
(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	



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 - 26438590

- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Downstairs WC
- Off Road Parking
- Private South Facing Rear Garden
- Fully Renovated Throughout
- Walking Distance To Eastwood Town Centre

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
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***** MODERN OPEN PLAN LIVING ***** Located on a sought after road close to the amenities of Eastwood Town Centre, this EXTENDED semi detached has been renovated by our sellers and would be ideal for a family making the next step on the property ladder. The accommodation comprises in brief; entrance hall, rear lobby, WC, lounge with multi fuel burner, kitchen fitted with contemporary units and an open plan dining area & family room with bi-folding doors leading out to the rear garden. On the first floor, the landing leads to three bedrooms and the bathroom which is fitted with a white suite. Outside, the rear garden has a pleasant tree lined outlook and comprises of a paved patio and a tiered lawned garden edged with railway sleepers. The garden is enclosed by timber fencing with gated access to the side. To the front of the property, a driveway provides off road parking. For more information, or to book a viewing, call our team.

Ground Floor

Entrance Hall

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

Lounge

3.94m x 3.6m (12' 11" x 11' 10") UPVC double glazed window to the front, Inglenook fire place with inset multi fuel burner, radiator and door to the kitchen area.

Kitchen Area

4.02m x 3.33m (13' 2" x 10' 11") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: waist height electric oven & grill, induction hob with extractor over, induction hob and double fridge freezer. Plumbing for washing machine, ceiling spotlights, wood effect laminate flooring. radiator and door to the side lobby. Open to the dining area.

Dining Area

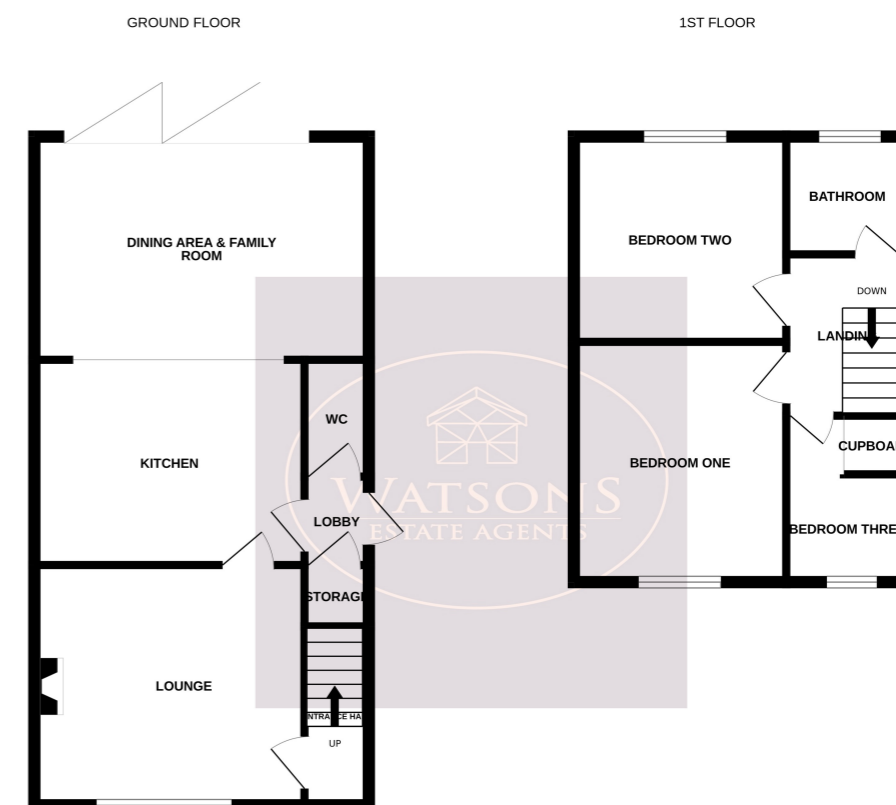
4.53m x 3.67m (14' 10" x 12' 0") Ceiling lantern, wood effect laminate flooring, ceiling spotlights, 2 radiators, vertical radiator and bi folding doors leading to the rear garden.

Side Lobby

Doors to the side, WC and under stairs storage cupboard.

WC

WC, wall mounted sink 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

UPVC double glazed window to the side, access to the attic (fully boarded with drop down ladder) and doors to all bedrooms and bathroom.

Bedroom 1

3.563m x 3.03m (11' 8" x 9' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.39m x 3.03m (11' 1" x 9' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.347m (1.78m min) x 1.94m (7' 8" x 6' 4") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a block paved driveway providing ample off road parking leading to double wooden gates. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and a large timber built shed with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.