

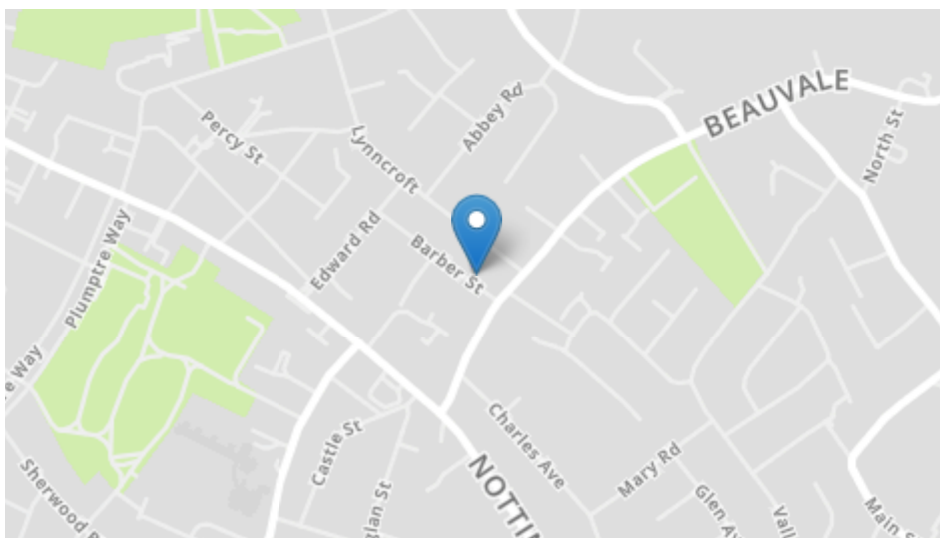
Barber Street, Eastwood, NG16 3EW

Offers Over £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		65
(55-68)	<b>D</b>		
(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	



- End Terrace House
- 2 Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Low Maintenance Rear Garden
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- 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 - 28386396

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



\*\*\* GREAT FIRST TIME BUY OR INVESTMENT! \*\*\* NO CHAIN \*\*\* This charming 2 bedroom END TERRACED home is the perfect property to start out your home owning journey or to use as a great buy to let investment! Benefiting from two reception rooms, kitchen, two bedrooms with a bathroom on the first floor and a garden to the rear, This lovely home is ready for it's next chapter and will provide one lucky buyer with an excellent home for years to come! Call Watsons now to book your viewing!

## Ground Floor

### Lounge

3.63m x 3.64m (11' 11" x 11' 11") UPVC double glazed window and entrance door to the front. Laminate wood flooring, feature brick fireplace surround with inset real flame gas fire, radiator and door to the dining room.

### Dining Room

3.64m x 3.61m (11' 11" x 11' 10") UPVC double glazed window to the rear, laminate wood flooring, radiator, under stairs storage cupboard, opening to the kitchen and stairs to the first floor.

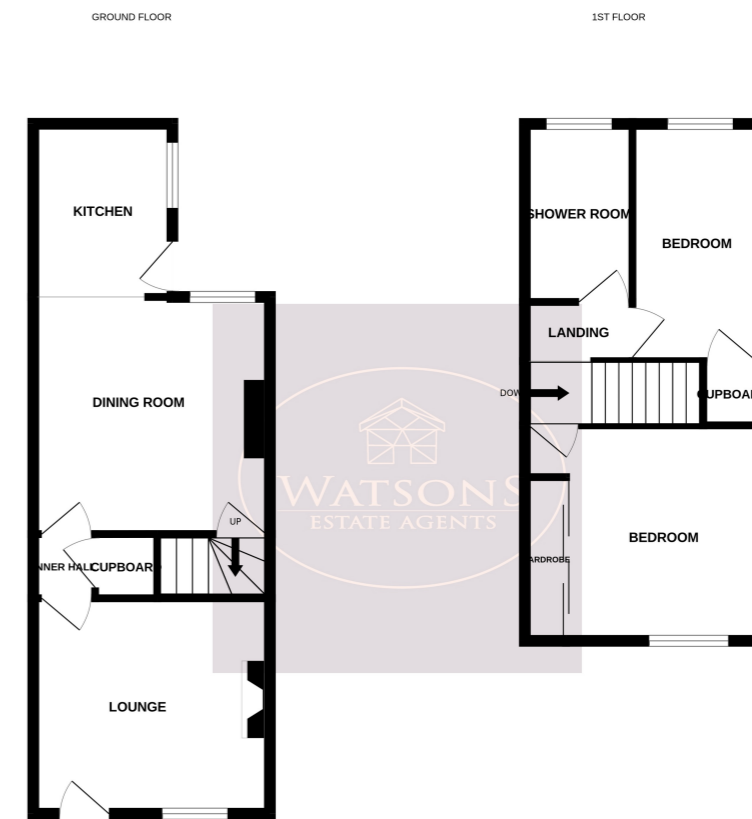
### Kitchen

2.61m x 1.84m (8' 7" x 6' 0") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink and drainer unit. Integrated fridge freezer, space for cooker and plumbing for washing machine. Tiled floor, uPVC double glazed window and door to the side.

## First Floor

### Landing

Doors to both bedrooms and the bathroom.



While every attempt has been made to ensure the accuracy of the footprint 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 is given as to their operability or efficiency can be given.  
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### Bedroom 1

3.64m x 3.31m (11' 11" x 10' 10") UPVC double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

3.66m x 1.99m (12' 0" x 6' 6") UPVC double glazed window to the rear, radiator and built in storage cupboard.

### Bathroom

White 3 piece suite comprising wc, pedestal sink and walk in shower cubicle with electric shower. Obscured uPVC double glazed window to the rear, radiator and tiled floor.

### Outside

The low maintenance rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises, paved patio, timber shed and two brick built outbuildings.