

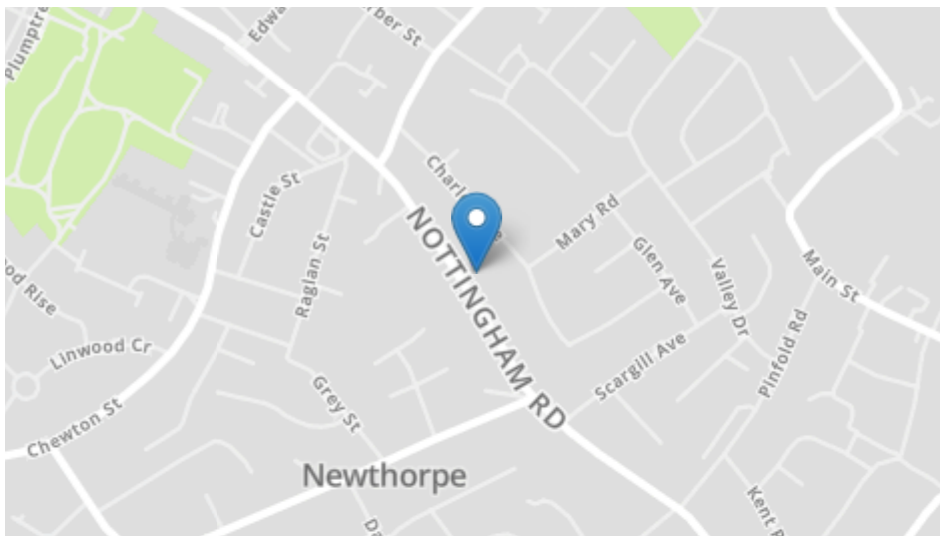
Nottingham Road, Eastwood, NG16 2AP

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Open Plan Kitchen Diner
- Well Presented Throughout
- Favoured School Catchment
- Excellent Transport Links
- Ideal First Purchase

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 - 26833217

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



For a first time buyer, this 2 bedroom semi detached home could be perfect. Ideally located just a short distance from Eastwood Town Centre and having excellent transport links, we do not expect this to be on the market for long. The well presented accommodation comprises in brief: lounge, open plan dining kitchen, landing to 2 double bedrooms and bathroom. Outside, there is an enclosed rear garden and on street parking. Call Watsons 8am-8pm to book your viewing.

Lounge

3.67m x 3.66m (12' 0" x 12' 0") UPVC double glazed entrance door and uPVC double glazed sash window to the front, inglenook fireplace with option of inset multi fuel burner (negotiable with sale), wood effect laminate flooring, radiator.

Dining Room

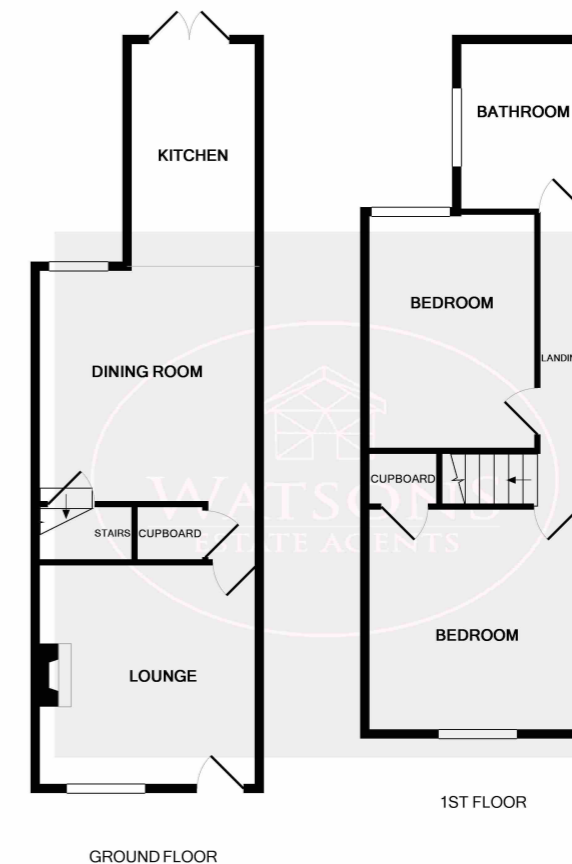
3.79m x 3.69m (12' 5" x 12' 1") UPVC double glazed window to the rear, door to stairs, under stairs storage cupboard, radiator.

Kitchen

3.67m x 2.13m (12' 0" x 7' 0") A range of matching wall & base units with rolled edge work surfaces and tiled splashbacks, stainless steel sink & drainer, integrated electric oven and gas hob with extractor over, plumbing for washing machine, uPVC double glazed window to the side, uPVC double glazed french doors to the rear, wood effect laminate flooring, cupboard incorporating combination boiler. Open plan to dining room.

Landing

UPVC double glazed window to the side, radiator. Doors to bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

3.67m x 3.66m (12' 0" x 12' 0") UPVC double glazed sash window to the front, built in storage cupboard with access to attic, radiator.

Bedroom 2

3.83m x 2.76m (12' 7" x 9' 1") UPVC double glazed window to the rear, radiator.

Bathroom

Fully tiled bathroom with a 3 piece suite in white comprising wc, pedestal sink and panelled bath, obscured uPVC double glazed window to the side, chrome heated towel rail.

Outside

To the rear of the property there is a gravelled area leading to a lawn secured by wall and timber fence borders.