

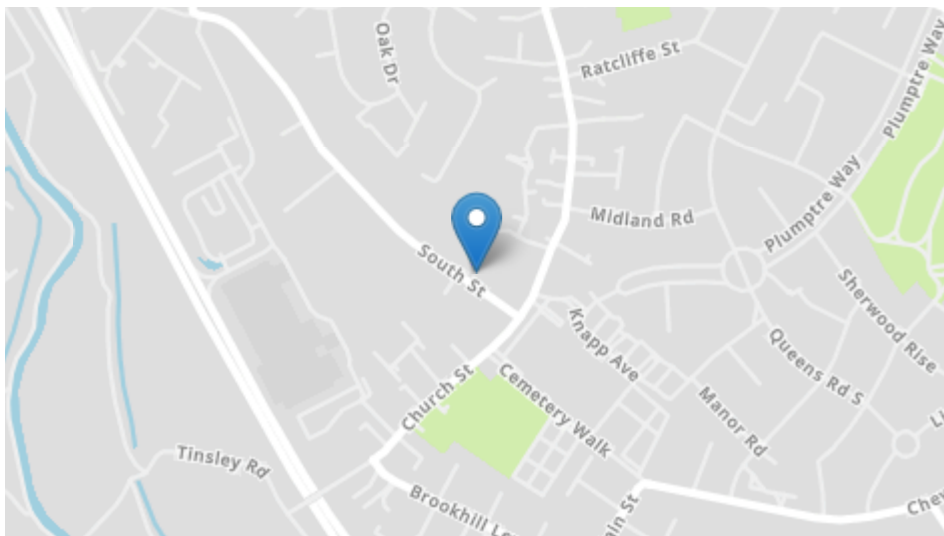
South Street, Eastwood, NG16 3PH

£150,000



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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 - 28268315



Our Seller says....

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Driveway
- Generous Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance To Schools And Amenities

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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8am-8pm - 7days



\*\*\* GREAT FTB/INVESTMENT OPPORTUNITY! \*\*\* This great 3 bedroom semi detached home is located in a popular area close to many amenities and road links and is considered an ideal purchase for someone looking to get the foot on the property ladder or investor looking for a great investment! Call us now to book a viewing!

## Ground Floor

### Entrance Hall

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

### Lounge

4.33m x 3.49m (14' 2" x 11' 5") UPVC double glazed bay window to the front, laminate wood flooring, radiator and door to the kitchen.

### Kitchen

2.92m x 2.41m (9' 7" x 7' 11") A range of matching wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, uPVC double glazed windows to the side and rear, opening to the dining room.

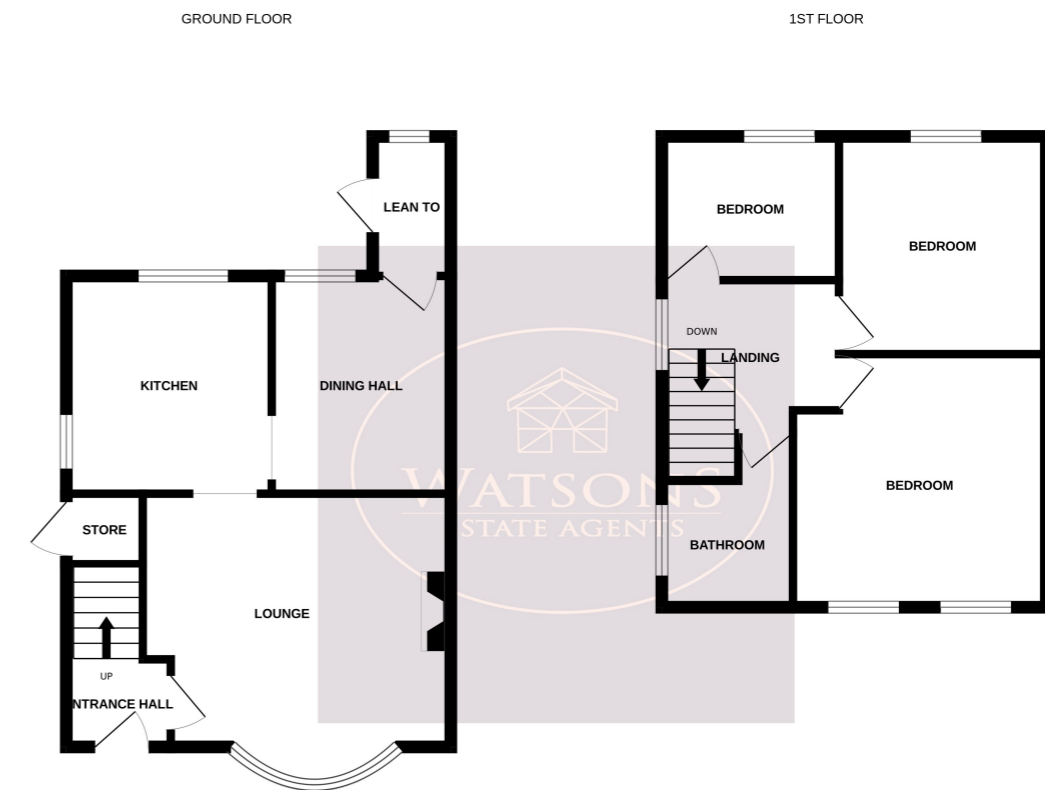
### Dining Room

2.93m x 2.59m (9' 7" x 8' 6") UPVC double glazed window to the rear, radiator, door to the lean to leading to the rear garden.

## First Floor

### Landing

UPVC window to the side, access to the attic, doors to all bedrooms and the 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

3.1m x 3.05m (10' 2" x 10' 0") 2 uPVC windows to the front and radiator.

### Bedroom 2

2.97m x 2.37m (9' 9" x 7' 9") UPVC window to the rear.

### Bedroom 3

2.43m x 1.98m (8' 0" x 6' 6") UPVC window to the rear.

### Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with electric shower over. Partly tiled walls, radiator and obscured uPVC window to the side.

### Outside

To the front of the property is a driveway with parking for multiple vehicles. The generous rear garden is enclosed by timber fencing with gated access to the side and comprises patio area, turfed lawn and flower bed borders with a range of mature plants, shrubs and trees.