

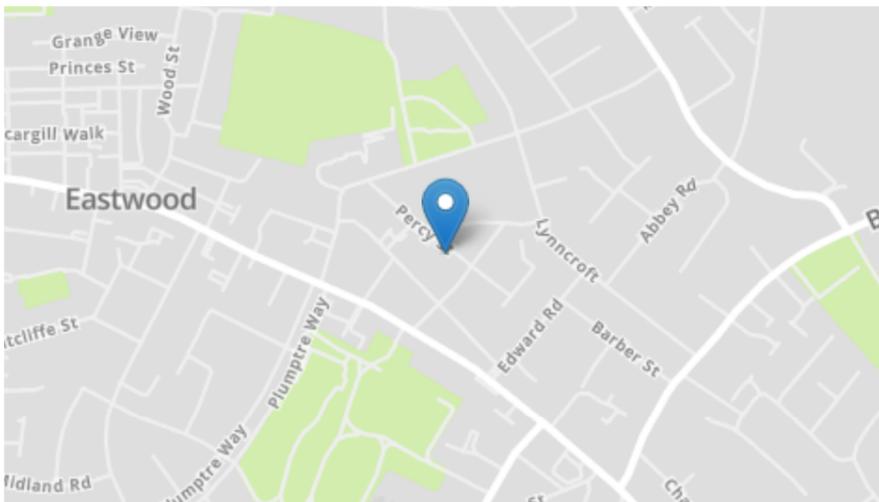
Percy Street, Eastwood, NG16 3EP

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(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 - 30061919

- Semi Detached Home
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom & First Floor WC
- Office/Study
- Well Presented Through Out
- Low Maintenance West Facing Rear Garden
- Workshop Fitted With Power
- Great Road & Transport Links

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** A beautifully presented home ideal for first time buyers! *** This WELL PRESENTED semi detached home offers SPACIOUS and VERSATILE accommodation arranged over two floors, making it a fantastic opportunity for first time buyers or those looking to step onto the property ladder. Conveniently located close to local amenities and benefitting from great road and transport links, the property provides both comfort and practicality in a well connected setting. Upon entering the home you are greeted by a welcoming lounge, leading through double doors into a separate dining room with stairs rising to the first floor and useful storage. The property also benefits from a modern fitted kitchen with a range of integrated appliances and access to the rear garden, along with a ground floor bathroom fitted with a three piece suite and electric shower over the bath. To the first floor there are two double bedrooms, with the primary bedroom also benefitting from access to a useful office or study space, ideal for those working from home. There is also the added convenience of a separate WC on the first floor. Externally, the property enjoys a low maintenance west facing rear garden designed for ease of upkeep, with paved patio areas, raised flower beds and timber fencing creating a private outdoor space. The garden also benefits from useful storage sheds and a timber workshop fitted with power, perfect for hobbies, storage or a practical work space. Within walking distance of amenities, transport links, such as the rainbow one, this property combines well presented interiors with practical living space and a convenient location. This charming home is not to be missed, so contact our team today to arrange your viewing! 0115 938 5577 (Option 2)

Ground Floor

Lounge

3.44m x 3.32m (11' 3" x 10' 11") UPVC entrance door, uPVC double glazed window to the front, radiator and double doors to the dining room.

Dining Room

3.59m x 3.47m (11' 9" x 11' 5") UPVC double glazed window to the rear, radiator, stairs to first floor and walk in storage cupboard.

Kitchen

3.18m x 2.54m (10' 5" x 8' 4") A range of wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor over, fridge freezer and washing machine. UPVC double glazed window to the side, tiled flooring, ceiling spotlights, radiator, door to the bathroom and uPVC door to rear garden.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with electric shower over. Obscured uPVC double glazed window to the side, radiator, tiled flooring, partially tiled walls.

First Floor

First Floor Landing

Doors to both bedrooms and wc.



While 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. Made with Metropix ©2025

Bedroom 1

3.51m x 3.10m (11' 6" x 10' 2") UPVC double glazed window to the rear, radiators and door to office.

Office

2.42m x 1.78m (7' 11" x 5' 10") UPVC double glazed window to the rear, laminate wood flooring and storage cupboard housing combination boiler.

Bedroom 2

3.48m x 2.30m (11' 5" x 7' 7") UPVC double glazed window to the front and radiator.

WC

Obscured uPVC double glazed window to the side, WC, pedestal sink and laminate wood flooring.

Outside

To the front of the property is a timber gate giving access to a paved pathway to the entrance door, as well as rear garden. The rear garden features a paved patio area, with raised stone flower beds, timber bin stores and timber gate giving access to a second patio area with two timber sheds, raised timber flowerbeds, gravel edging and timber workshop fitted with power, the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the upstairs office, it is fifteen years old and was last serviced in November 2025. There is a section of the property that is a flying freehold.