

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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
- 3 Bedrooms
- Dining Lounge
- Fitted Kitchen
- Separate WC & Bathroom
- Off Road Parking
- Favour School Catchment
- Great Transport Links
- Close to Amenities & M1

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 - 28861782

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*** OFFERS OVER £180,000 *** SOUTH STREET WILL STEAL YOUR HEART! *** This fabulous 3 bedroom semi detached family home represents great value for money when considering the accommodation and size of plot on offer. Boasting internally an entrance hallway, lounge/dining room, kitchen, 3 bedrooms, bathroom and separate WC. To the outside you will find a private and a generous private garden to the rear. Also being located a short distance from Eastwood town centre there really aren't many more reasons to book a viewing of this great family home! So call our team today to get your viewing secured.

Ground Floor

Entrance Hall

UPVC entrance door, radiator, storage cupboard, laminate wood flooring and stairs to first floor.

Dining Lounge

5.3m x 3.54m (17' 5" x 11' 7") UPVC double glazed window to the front and rear, feature fireplace with room for log burner, radiator and laminate wood flooring.

Kitchen

3.03m x 2.96m (9' 11" x 9' 9") A range of matching wall and base units with worksurfaces incorporating sink & drainer unit. Integrated appliances including electric oven, 4 ring gas hob and fridge freezer. UPVC double glazed window to the rear, radiator and uPVC door to rear garden.

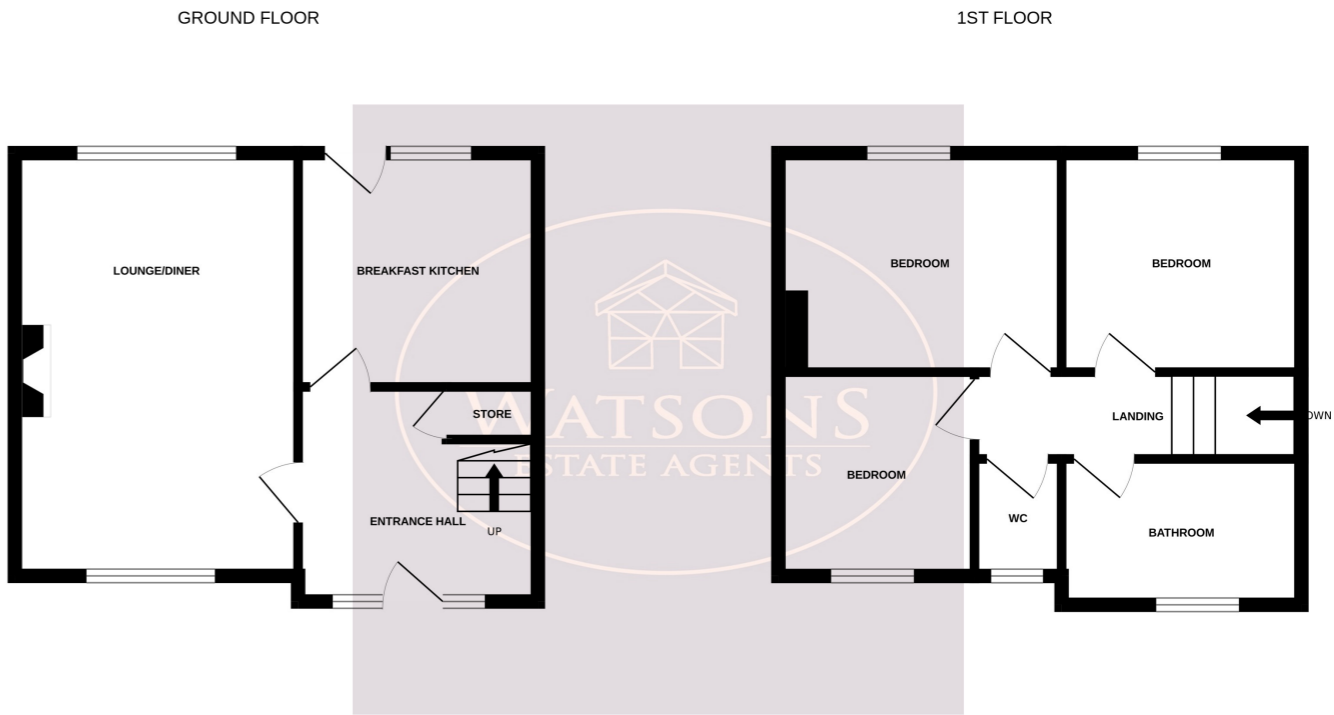
First Floor

Bedroom 1

3.56m x 2.78m (11' 8" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.05m x 2.99m (10' 0" x 9' 10") UPVC double glazed window to the rear and laminate wood flooring.



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 3

2.53m x 2.45m (8' 4" x 8' 0") UPVC double glazed window to the front, radiator and free standing combination boiler.

Bathroom

White 2 piece suite comprising wc, wall mounted vanity sink with storage and panel bath with mains fed shower over. Chrome heated towel rail, obscured uPVC double glazed window to the front, tiled flooring and tiled walls.

WC

Tiled flooring, tiled walls, wc and uPVC double glazed window to the front.

Outside

The front of the property features a paved driveway and turfed lawn to the side, encompassed by a brick wall. The rear garden has a paved seating area with raised brick flower bed surrounding, with a range of plans and shrubbery. Paved steps leading up to a large turfed area, with large tree, timber shed to the rear and enclosed in timber fencing surrounding the perimeter. Two brick outhouses with plumbing for washing machine & dryer and room for chest freezer.