

Grosvenor Road, Eastwood, NG16 3DB

£140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	46	
(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
- Separate Lounge & Dining Room
- Fitted Kitchen
- Generous Rear Garden
- Within Walking Distance Of Eastwood Town Centre
- Excellent Road & Transport Links
- No 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 - 28047366

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



*** NO CHAIN AND CLOSE TO TOWN *** This charming 2 bedroom period semi detached home is located only a short walk from Eastwood town centre and has bags of potential for first time buyers or property investors! The property benefits from 2 reception rooms, kitchen, 2 DOUBLE bedrooms and bathroom to the first floor and outside there is a generous garden to the rear. We highly recommend an internal inspection to fully appreciate all that this lovely home has to offer! So call us today to book your viewing!

Ground Floor

Entrance Hall

UPVC double glazed window and entrance door to the side, under stairs storage, doors to the lounge and dining room, stairs to the first floor.

Lounge

3.71m x 3.68m (12' 2" x 12' 1") UPVC double glazed bay window to the front, wooden fireplace surround with real flame gas fire, radiator and laminate wood flooring.

Dining Room

3.99m x 3.68m (13' 1" x 12' 1") UPVC double glazed window to the rear, electric fireplace, radiator, laminate wood flooring and door to the kitchen.

Kitchen

3.58m x 2.03m (11' 9" x 6' 8") A range of matching base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink and drainer unit. Space for cooker with extractor over, partly tiled walls, uPVC double glazed windows to the side and rear, uPVC double glazed door to the side.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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First Floor

Landing

UPVC double glazed window to the side, doors to both bedrooms.

Bedroom 1

3.99m x 3.68m (13' 1" x 12' 1") UPVC double glazed window to the rear, radiator and door to the shower room.

Bedroom 2

3.73m x 3.66m (12' 3" x 12' 0") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising; wc, pedestal sink, and double shower cubicle with mains fed shower. Built in storage cupboards and obscured uPVC double glazed window to the side.

Outside

The rear garden is enclosed by timber fences to the perimeter with gated access to the side and comprises; paved patio, turfed lawn, brick built outhouse and flower bed borders with a range of plants and shrubs.