

Alexandra Street, Eastwood, NG16 3BD

£250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	80
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 - 28504196



- Semi Detached Home
- 4 DOUBLE Bedrooms
- 3 Reception Rooms
- Fitted Dining Kitchen
- Low Maintenance Rear Garden
- Excellent Road & Public Transport Links
- Short Walk From Eastwood Town Centre
- 194 Square Meters
- NO UPWARD CHAIN

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





\*\*\* STYLE AND SPACE \*\*\* NO CHAIN \*\*\* Boasting over 190 sq mtrs (2050 sq ft) of living space, this charming FOUR DOUBLE BEDROOM semi detached villa retains many of its ORIGINAL FEATURES and if you're looking for something special, this could be the property for you! This property provides exceptionally SPACIOUS living spanning across three levels, as well as tons of potential to either modernise or further develop. Accommodation to the ground floor in brief comprises; reception hallway with an impressive original period staircase, three reception rooms, walk-in pantry and kitchen. To the first floor there there are three double bedrooms, wc and bathroom with a further fourth double bedroom to the second floor. Externally there is PRIVATE rear garden with two generous outbuildings. Alexandra Street is conveniently located within a short walk to Eastwood Town Centre, taking advantage of all of it's excellent amenities with a great selection of shops, eateries, public transport and excellent road links. This is a superb opportunity to put your own stamp on this very fine example of a Victorian town house, call our team today to arrange your viewing!

Ground Floor

Entrance Hall

Wooden entrance door to the side, doors to the lounge, sitting room and dining room. Under stairs storage cupboard and original period staircase to the first floor.

Lounge

4.48m x 3.96m (14' 8" x 13' 0") Two wooden single glazed windows to the front, radiator, original feature fireplace surround with inset real flame gas fire.

Sitting Room

4.86m x 3.65m (15' 11" x 12' 0") Wooden single glazed windows to the side and rear, two radiators, built in storage cupboard and gas fire.

Pantry

2.55m x 1.88m (8' 4" x 6' 2") Wooden single glazed window to the side.

Dining Room

5.61m x 3.53m (18' 5" x 11' 7") Wooden single glazed window to the side, 2 radiators, inglenook fireplace with feature brick surround and inset electric fire. Door to the kitchen.

Kitchen

3.53m x 3.33m (11' 7" x 10' 11") UPVC double glazed door and wooden single glazed window to the side. A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Integrated appliances including waist height oven and gas hob with extractor over. Tiled floor and radiator.

First Floor

Landing

Wooden single glazed window to the front, doors to the WC, bathroom and bedrooms 2, 3 and 4. Radiator and original period staircase to the second floor.



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 misstatement. 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 2

4.87m x 3.66m (16' 0" x 12' 0") Wooden single glazed window to the rear, radiator and original period fireplace.

Bedroom 3

4.25m x 3.97m (13' 11" x 13' 0") Two wooden single glazed windows to the front, radiator and original period fireplace with wooden surround.

Bedroom 4

3.52m x 3.3m (11' 7" x 10' 10") Wooden single glazed window to the side, radiator and airing cupboard housing the combination boiler.

WC

Low level wc, radiator and obscured wooden single glazed window to the side.

Bathroom

White 2 piece suite comprising vanity sink unit and panelled bath. Extractor fan and obscured wooden single glazed window to the side.

Second Floor

Landing

Wooden single glazed picture windows to the front, built in storage cupboard and door to bedroom 1.

Bedroom 1

4.95m x 4.87m (16' 3" x 16' 0") Two wooden single glazed windows to the side, radiator and original period fireplace.

Outside

The front of the property is enclosed by brick wall with paved pathway to the entrance door. The low maintenance rear garden is enclosed by brick walls with gated access to the side and comprises paved patio, turfed lawn and two brick built outhouses.