

Queens Square, Eastwood, Nottingham, NG16 3BJ

Guide Price £210,000



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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         | 80        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 61                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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 - 26273314

Our Seller says....

- Victorian Semi Detached House
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen with Appliances
- Spacious Bathroom
- Low Maintenance Rear Garden
- Off Road Parking & Detached Double Garage
- Walking Distance From Eastwood Town Centre

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



\*\*\* CHARACTER AND CONVENIENCE! \*\*\* GUIDE PRICE £210,000 - £220,000 \*\*\* This semi detached property sits within walking distance from Eastwood Town Centre. Believed to date back to the 1800s, there is a great mix of character and contemporary features. The deceptively spacious accommodation is arranged over 3 floors and comprises in brief; brief, hallway, lounge with bay window and an open plan sitting/dining room and kitchen which has been re fitted with stylish shaker style units. On the first floor, the landing leads to the family bathroom and two double bedrooms. A further double bedroom occupies the second floor. Outside, a driveway and detached double garage to the rear provide good off street parking and there is on street residents permit parking to the front. The location is well served by public transport and there is also easy access to the A610 & M1 motorway. Call our sales team to arrange a viewing.

## Ground Floor

### Porch

UPVC double glazed door to the front and door to the lounge.

### Lounge

4.83m x 3.65m (15' 10" x 12' 0") UPVC double glazed bay window to the front, exposed brick fireplace with inset multi fuel burner, wood effect laminate flooring, radiator, traditional ceiling rose and door to the inner hall.

### Inner Hall

Wood effect laminate flooring, generous under stairs storage space which could be used as a home office or hobby space with uPVC double glazed window to the side. Stairs to the first floor and open to the dining area..

### Dining Area

4.44m x 3.6m (14' 7" x 11' 10") Wood effect laminate flooring, feature chimney breast with inset space for fire, radiator and uPVC double glazed window to the rear and open to the kitchen area.

### Kitchen Area

5.72m x 2.36m (18' 9" x 7' 9") A range of matching shaker style wall & base units, work surfaces incorporating a sink & drainer unit with boiling water tap. Integrated appliances to include: double electric oven & induction hob, bin storage system and dishwasher. Plumbing for washing machine and tumble dryer, wood effect laminate flooring, plinth heaters, vertical radiator. Plumbing and wiring for an American style fridge freezer, ceiling spotlights and uPVC double glazed French doors leading to the rear garden.

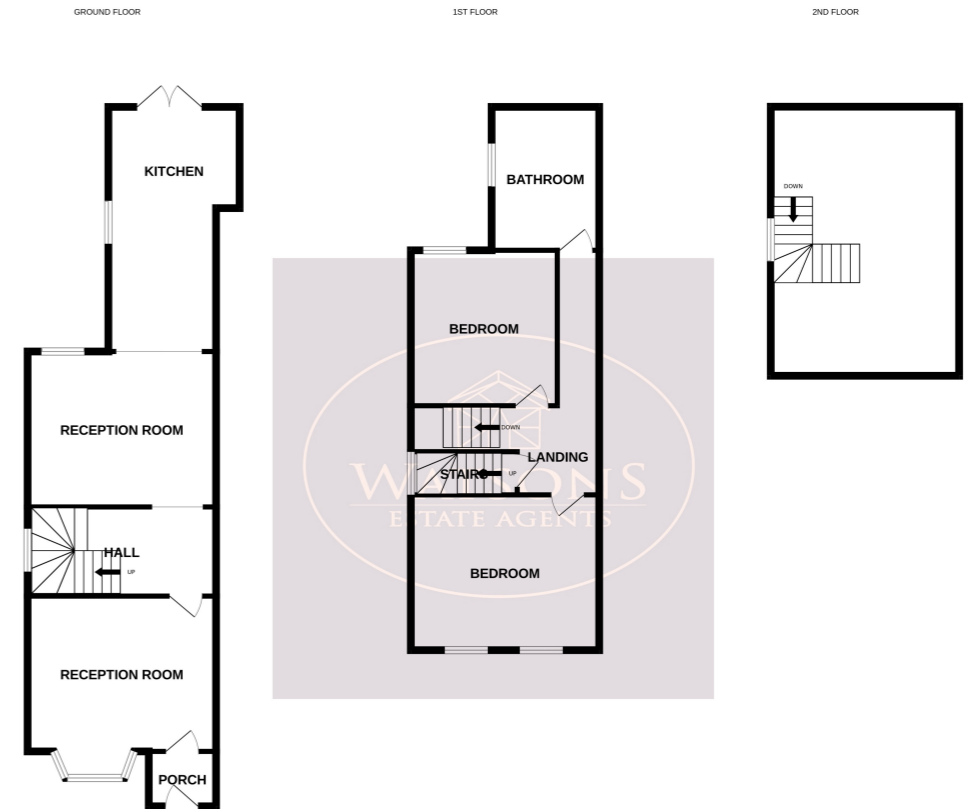
## First Floor

### Landing

Traditional wooden banister, original stained glass window and doors to bedrooms 2 & 3 and bathroom.

### Bedroom 2

4.95m x 3.63m (16' 3" x 11' 11") Traditional feature fireplace, radiator and 2 uPVC double glazed windows to the front.



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

3.66m x 3.60m (12' 0" x 11' 10") UPVC double glazed window to the rear, radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the side.

## Second Floor

### Bedroom 1

6.22m x 4.52m (20' 5" x 14' 10") UPVC double glazed window to the side, radiator and eaves storage.

### Outside

To the front of the property is a paved patio palisaded by brick wall. Running alongside and to the rear of the property, a concrete driveway provides off road parking and leads to the double garage measuring 5.2m 5.15m. The low maintenance rear garden offers a good level of privacy and comprises an artificial lawn and outside power points. The garden is enclosed by timber fencing to the perimeter.