

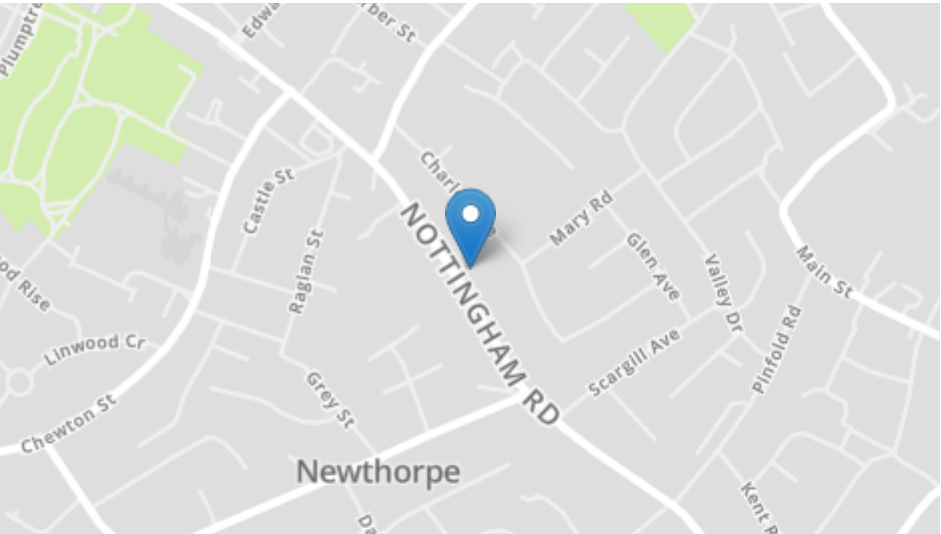
Nottingham Road, Eastwood, NG16 2AP

Offers Over £170,000



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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		
	63	86
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 - 29414502



- Semi Detached Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Open Plan Kitchen Diner
- Well Presented Throughout
- Favoured School Catchment
- Excellent Transport Links
- Ideal First Purchase

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





**\*\*\* GET ON THE PROPERTY LADDER \*\*\*** For a first time buyer, this 2 bedroom semi detached home could be perfect. Ideally located just a short distance from Eastwood Town Centre and having excellent transport links, we do not expect this to be on the market for long. The well presented accommodation comprises in brief: lounge, open plan dining kitchen, landing to 2 double bedrooms and bathroom. Outside, there is an enclosed rear garden and on street parking. Call Watsons 8am-8pm to book your viewing.

**\*\*\* AGENT NOTE \*\*\***

Agent Note: The seller has provided us with the following information; the gas boiler is located in the kitchen, it is 10 years old and was last serviced in 2023.

**Ground Floor**

**Lounge**

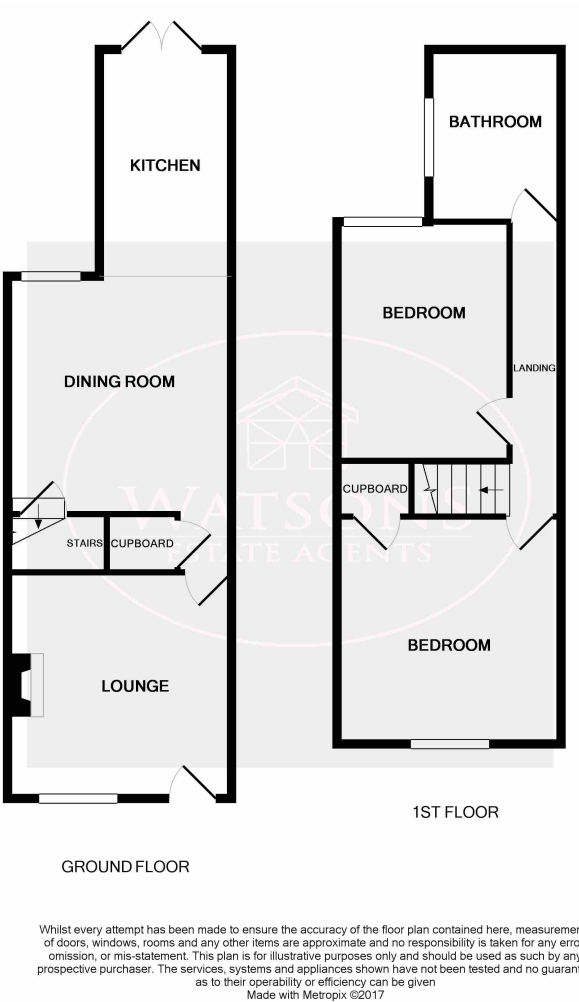
3.67m x 3.66m (12' 0" x 12' 0") UPVC double glazed entrance door and uPVC double glazed sash window to the front, inglenook fireplace with option of inset multi fuel burner, wood effect laminate flooring and radiator.

**Dining Room**

3.79m x 3.69m (12' 5" x 12' 1") UPVC double glazed window to the rear, door to stairs, under stairs storage cupboard and radiator.

**Kitchen**

3.67m x 2.13m (12' 0" x 7' 0") A range of matching wall & base units with rolled edge work surfaces and tiled splashbacks incorporating a stainless steel sink & drainer unit. Integrated electric oven and gas hob with extractor over, plumbing for washing machine, uPVC double glazed window to the side, uPVC double glazed french doors to the rear, wood effect laminate flooring, cupboard incorporating combination boiler. Open plan to dining room.



**First Floor**

**Landing**

UPVC double glazed window to the side, radiator. Doors to bedrooms and bathroom.

**Bedroom 1**

3.67m x 3.66m (12' 0" x 12' 0") UPVC double glazed sash window to the front, built in storage cupboard with access to attic and radiator.

**Bedroom 2**

3.83m x 2.76m (12' 7" x 9' 1") UPVC double glazed window to the rear, radiator.

**Bathroom**

White three piece suite comprising wc, pedestal sink and panelled bath. Obscured uPVC double glazed window to the side, chrome heated towel rail and tiled flooring and walls.

**Outside**

To the rear of the property there is a gravelled area leading to a lawn secured by wall and timber fence borders.