

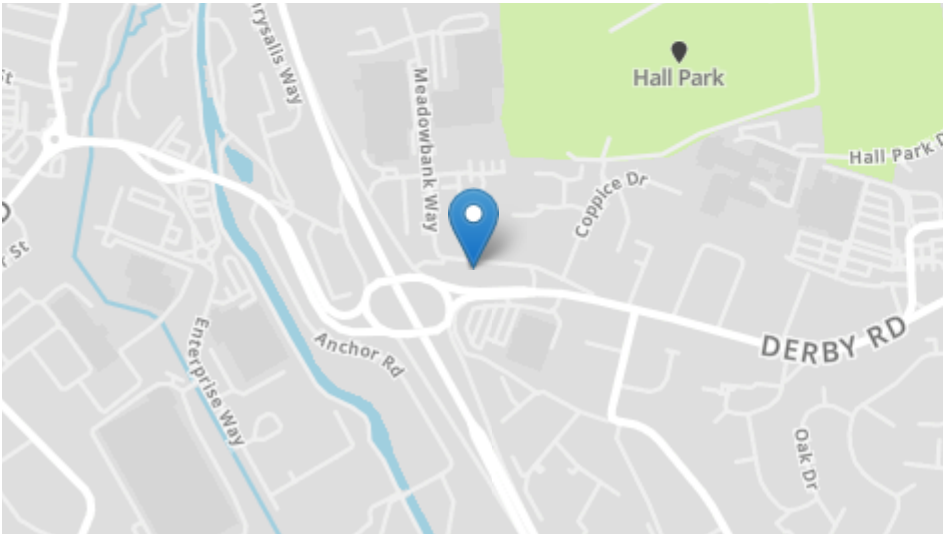
Old Derby Road, Eastwood, NG16 3SF

Offers Over £130,000



59 Old Derby Road, Eastwood, Nottingham, NG16 3SF

Offers Over £130,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
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 - 29874309



- Mid Terrace Home
- Two Double Bedrooms
- Lounge
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden With Garden Room/Office
- Great Access To Public Transport (Rainbow One) & Road Links (M1)
- Close To Amenities

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





\*\*\* A FANTASTIC FIRST TIME BUY! \*\*\* This wonderful 2 bedroom terrace home is the perfect home for either a first time buyer, buy to let investor or someone wishing to downsize! Internally the property benefits from a living room, fitted kitchen/breakfast room, ground floor bathroom, 2 bedrooms and to the outside a low maintenance rear garden which is mainly laid with composite decking and a great garden building currently being used as a nail salon but could be used many other purposes! This charming cottage is located favourably for Eastwood, Langley Mill and the A610 for road networks and is ready to move into! Call our sales team today to book your viewing!

First Floor

Lounge

3.45m x 3.28m (11' 4" x 10' 9") UPVC entrance door, uPVC double glazed window to the front, radiator and door to the kitchen.

Kitchen

3.28m x 2.49m (10' 9" x 8' 2") A range of matching wall and base units with work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and electric hob with extractor fan over. UPVC double glazed window to the rear, space for fridge freezer, plumbing for washing machine, stairs to first floor with understairs storage, radiator and doors to rear lobby and rear garden.

Bathroom

White three piece suite comprising wc, vanity sink and panel bath with mains fed shower over. Obscured uPVC to the side, chrome heated towel rail and ceiling spotlights.

Office/Garden Room

UPVC entrance door, uPVC double glazed window to the side, ceiling spotlights and laminate wood flooring.



First Floor

First Floor Landing

Doors to both bedrooms.

Bedroom 1

3.48m x 3.32m (11' 5" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

2.84m x 2.68m (9' 4" x 8' 10") UPVC double glazed window to the rear and radiator.

Outside

The front of the property is accessible from the street. The rear garden features raised decked area giving access to the office/garden room and raised seating area enclosed by timber fencing.

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

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located is located in the understairs storage, it is three years old and was serviced in September 2025. There is access over the back of the property via gates that lead across the garden - this is accessible to both neighbours.