

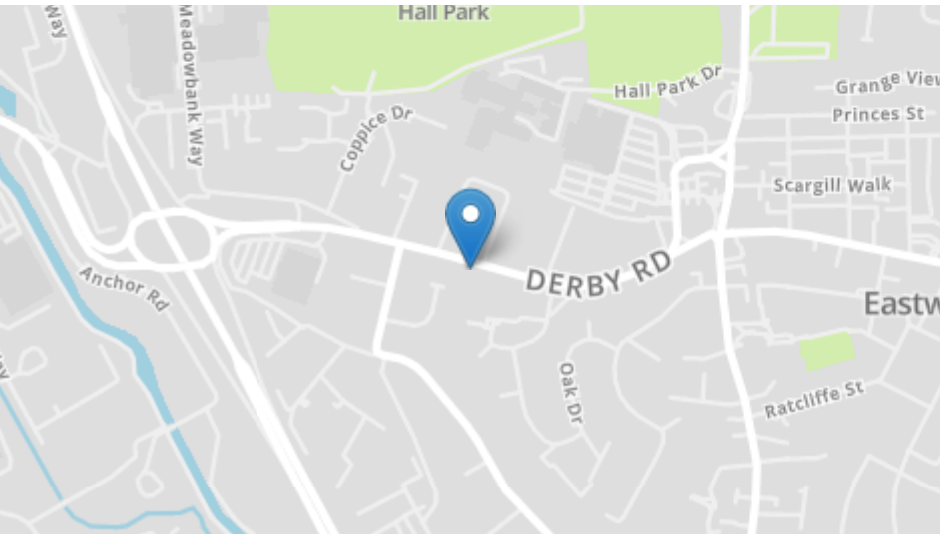
Derby Road, Eastwood, NG16 3PA

Offers Over £150,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	80
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Home
- Three Good Size Bedrooms
- No Upward Chain
- Spacious Open Plan Dining Lounge
- Kitchen
- Three Piece Bathroom Suite
- Ample Off Road Parking
- Generous Rear Garden
- Great Access To Public Transport (Rainbow One) & Road Links (M1)

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 - 29529015

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



*** INVESTORS STAND BY! *** NO CHAIN *** This traditional 3 bedroom semi detached family home is located only a short distance from Eastwood town and the A610, great for access to the M1 and requires total refurbishment perfect for those looking to develop their own vision! Offering a private driveway and a generous garden to the rear the property comprises an entrance hallway, through lounge/diner, kitchen, 3 bedrooms and a bathroom. We expect a lot of interest, so call us today to book your viewing! 0115 938 5577
Option 2

Ground Floor

Porch

UPVC entrance double door to the entrance hall.

Entrance Hall

Entrance door, stairs to the first floor with under stairs storage and doors to lounge and kitchen.

Lounge

3.66m x 3.17m (12' 0" x 10' 5") UPVC double glazed bay window to the front open access to dining room and radiator.

Dining Room

5.38m x 3.37m (17' 8" x 11' 0") UPVC double glazed window to the rear and radiator.

Kitchen

2.43m x 2.16m (8' 0" x 7' 1") A range of wall and base units with work surfaces incorporating stainless steel sink & drainer unit. UPVC double glazed window to the side and door to garden.

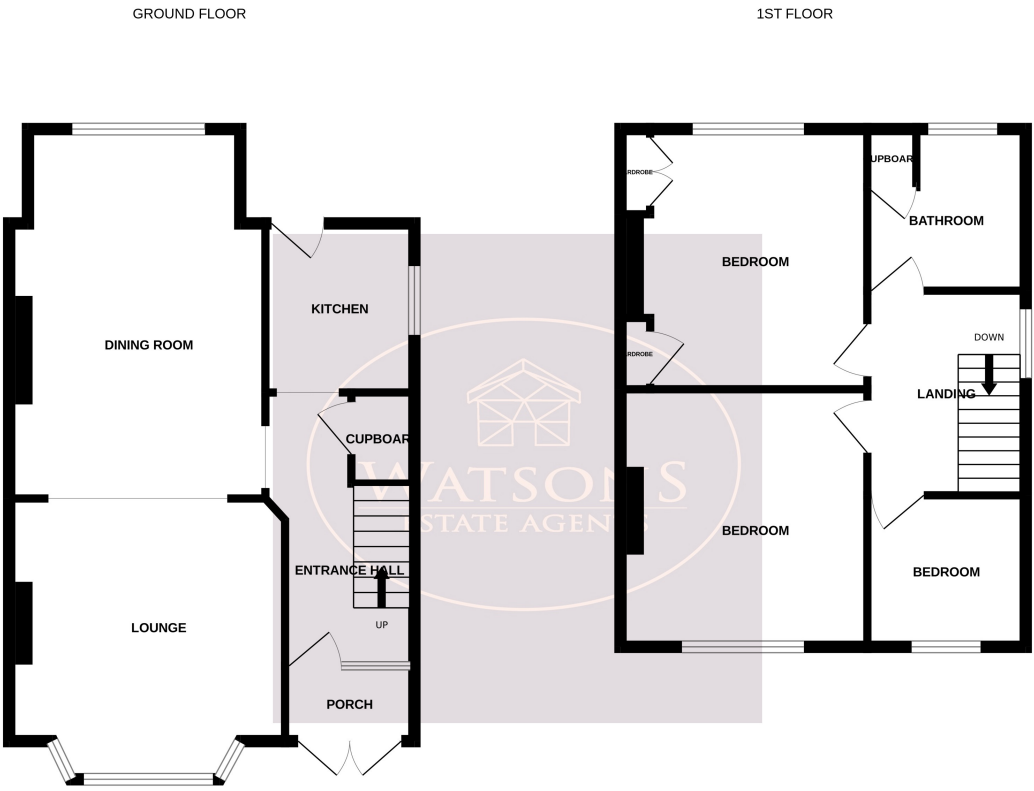
First Floor

First Floor Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

3.60m x 3.36m (11' 10" x 11' 0") UPVC double glazed window to the front and radiator.



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 2

3.60m x 3.34m (11' 10" x 10' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.16m x 2.11m (7' 1" x 6' 11") UPVC double glazed windows to the front and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a wrought iron gated paved driveway leading to a timber gate to the rear of the property. paved pathway to the entrance door, and a range of plants and shrubbery palisaded by timber fencing. To the rear a paved patio seating area, enclosed by a brick walls, and to the rear is a very well established area with plants shrubbery and trees.

*** AGENT NOTE ***

AGENT NOTE: The seller has passed on the following information; the gas boiler is located in the back Boulet, it is twenty five years old and was serviced five years ago.

Please note that the rear garden is considerably overgrown and access is limited. We advise suitable footwear and clothing if you wish to enter the garden.