

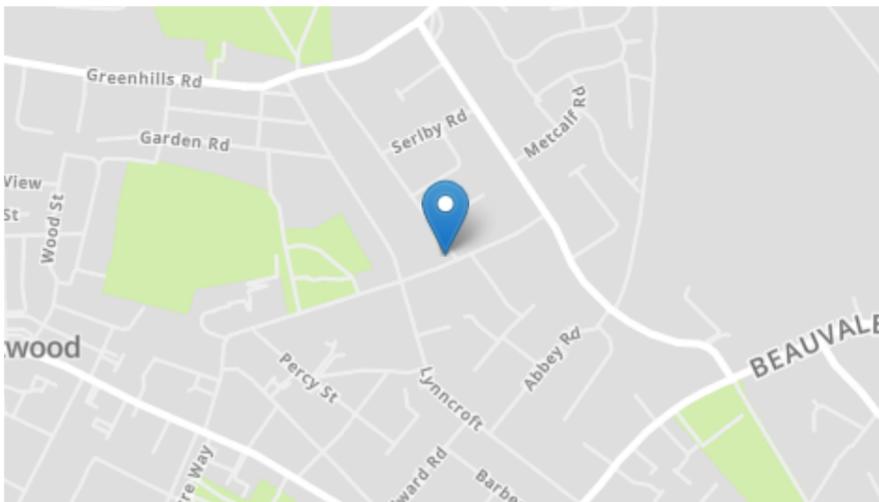
Walker Street, Eastwood, NG16 3FP

£220,000

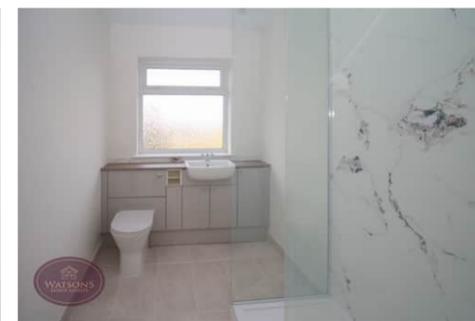


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen
- Three Piece Shower Room
- Well Presented Throughout
- Low Maintenance Rear Garden
- Driveway Parking & Garage
- Close To Amenities & Public Transport
- Great Road Links (M1 & A610)

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 - 30019031

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



\*\*\* WALK IN TO WALKER STREET! \*\*\* NO CHAIN \*\*\* Ready to move straight into, this delightful 2 bedroom detached bungalow occupies a lovely plot and is only a short distance from Eastwood town centre and it's many varied shops, public transport links and great road links. Having recently undergone a program of re-furbishment this bungalow is perfect for those just want something to walk into, unpack and start to enjoy their life on one level! The accommodation comprises an entrance hallway, living room, fitted kitchen, 2 double bedrooms, shower room, driveway to the front leads to a detached garage and an established garden to the rear. Call our team today to book your viewing, you will not be disappointed!

## Ground Floor

### Entrance Hall

UPVC entrance door, doors to all bedrooms, shower room and lounge.

### Lounge

5.35m x 4.35m (17' 7" x 14' 3") UPVC double glazed bay window to the front, uPVC double glazed window to the side, feature fireplace inset gas fire, radiator and door to the kitchen.

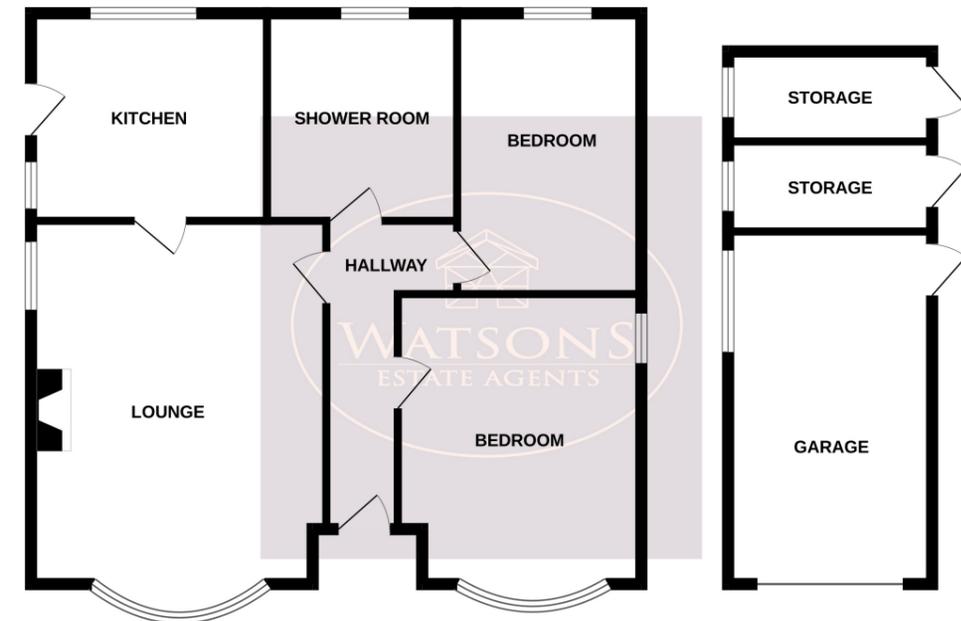
### Kitchen

3.05m x 2.74m (10' 0" x 9' 0") A range of wall and base units with work surfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, induction hob with extractor over and space for fridge freezer. UPVC double glazed window to the rear, tiled flooring, ceiling spotlights, partially tiled walls, radiator and uPVC door to the rear garden.

### Shower Room

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, tiled flooring, partially tiled walls, and chrome heated towel rail.

## GROUND 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 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.  
Made with Metropix (2020)

### Bedroom 1

3.45m x 3.28m (11' 4" x 10' 9") UPVC double glazed bay window to the front and radiator.

### Bedroom 2

3.66m x 3.28m (12' 0" x 10' 9") UPVC double glazed window to the rear and radiator.

### Garage

Detached single garage, window to the side and access to store rooms.

### Outside

To the front of the property is a paved driveway leading to the detached garage, wrought iron gate to rear garden and entrance door, there is also a turfed lawn to the front with a stone wall to the front. The rear garden features a paved patio seating area enclosed by a stone wall, and a pathway leading to the turfed lawn with flower bed borders with a range of plants and shrubbery, palisaded by timber fencing.