

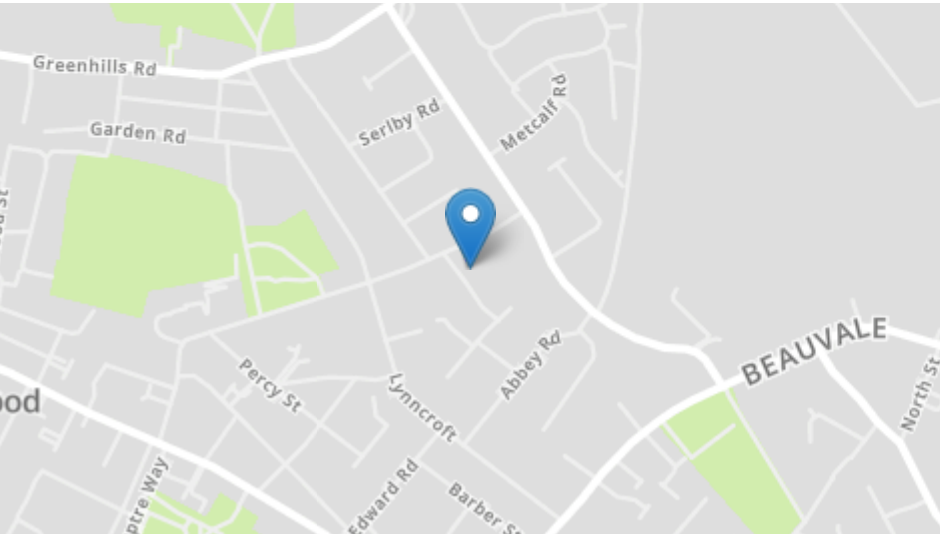
Beauvale Rise, Eastwood, NG16 3FL

Offers Over £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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 - 28685906

Our Seller says....

- Detached Bungalow
- 2 Good Size Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Driveway & Detached Garage
- Enclosed Rear Garden
- Close Proximity to Eastwood Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

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





**\*\*\* BAY FRONTED BEAUTY \*\*\* NO FORWARD CHAIN \*\*\*** This charming 2 bedroom bay fronted bungalow is located in a popular residential area within a short distance to Eastwood town centre, many great shops and amenities. Being well presented, the bungalow boasts a living room, kitchen/diner 2 bedrooms, bathroom, front and rear gardens with a private driveway and a garage. We highly recommend an early internal inspection so call our team today to book your viewing!

**Entrance Hall**

UPVC double glazed entrance door to the front. Doors to the lounge/diner, bathroom and both bedrooms.

**Lounge/Diner**

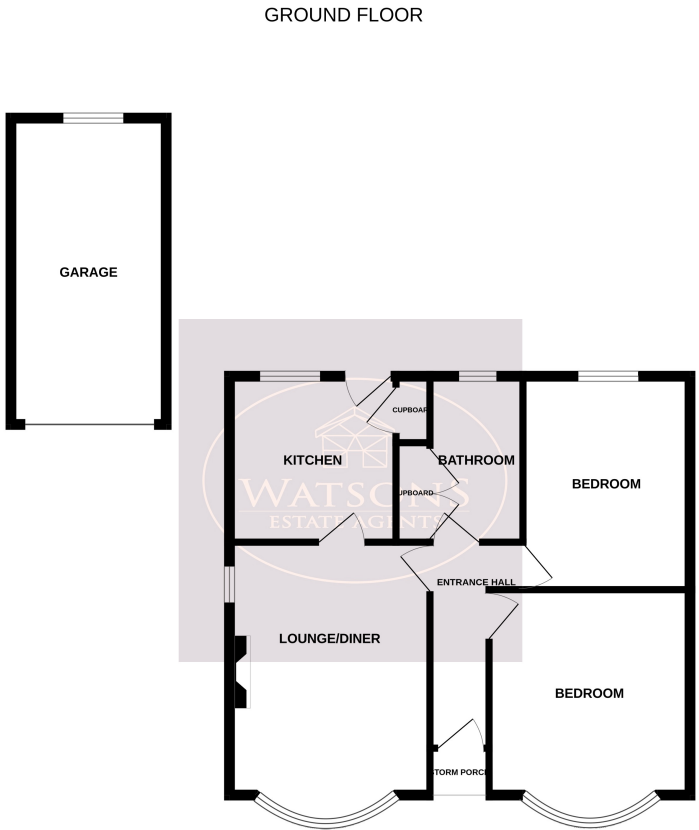
5.02m x 3.34m (16' 6" x 10' 11") UPVC double glazed bay window to the front and window to the side, radiator, feature fireplace surround with inset electric fire and door to the kitchen.

**Kitchen**

2.8m x 2.74m (9' 2" x 9' 0") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine and space for cooker with extractor over, fridge and freezer. Breakfast bar, built in storage cupboard and tiled floor. UPVC double glazed window and door to the rear,

**Bedroom 1**

4.13m x 3.36m (13' 7" x 11' 0") UPVC double glazed bay 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**

3.68m x 2.77m (12' 1" x 9' 1") UPVC double glazed window to the rear and radiator.

**Bathroom**

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Chrome heated towel rail, partly tiled walls, tiled floor and built in storage cupboard. Access to the attic and obscured uPVC double glazed window to the rear.

**Outside**

The front of the property is palisaded by brick wall and comprises turfed lawn, flower bed borders with a range of plants and shrubs and decorative paving leading to the entrance door. The tarmacadam driveway provides ample off road parking and leads alongside to the detached single garage fitted with up & over door. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises brick paved patio area with far reaching views, steps leading down to a turfed lawn and separately enclosed area with artificial lawn.