

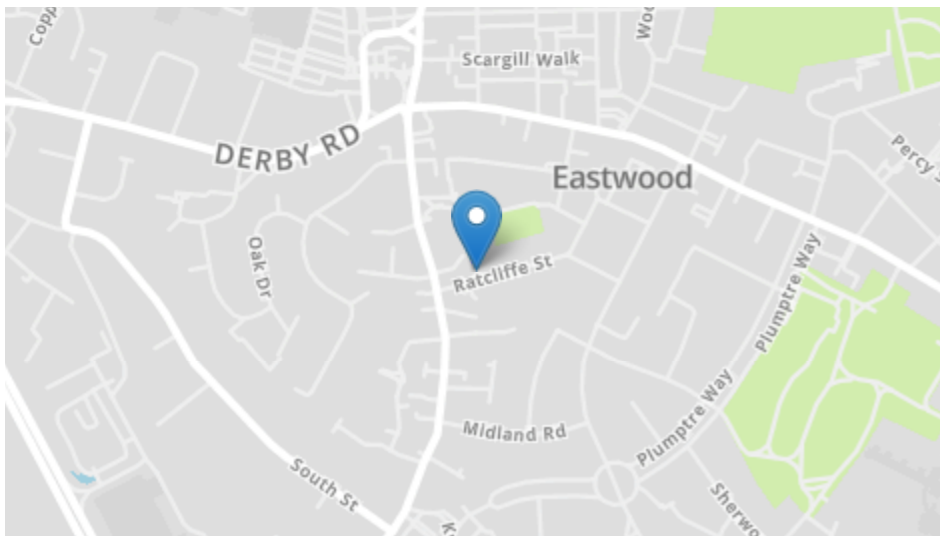
Ratcliffe Street, Eastwood, NG16 3BN

£180,000



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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 - 27990293

- Semi Detached House
- 3 Bedrooms
- Dining Kitchen
- Lounge
- Conservatory
- Downstairs Bathroom
- Private Rear Garden
- Solid Fuel Heating System
- No Chain

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
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***** TOWN CENTRE LOCATION ***** Located within walking distance to Eastwood town centre is this charming two/three bedroom period home which is ideal for either first time buyers or buy to let investors. Benefiting from a farmhouse style kitchen/diner, living room, two/three bedrooms and a private and enclosed garden to the rear. Offered for sale with NO CHAIN we highly recommend an early internal inspection. Call us today to book your viewing!

Ground Floor

Lounge

3.76m x 3.21m (12' 4" x 10' 6") UPVC double glazed bay window and entrance door to the front, solid wood flooring, radiator, inglenook feature fireplace, door to the inner hall.

Inner Hall

Doors to the lounge and dining kitchen, stairs to the first floor.

Dining Kitchen

L-Shape 6.28m x 3.76m (20' 7" x 12' 4") The kitchen area is fitted with a range of matching wall and base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink and drainer unit. Integrated appliances including; fridge freezer, dishwasher, electric oven and hob with extractor over. Plumbing for washing machine, tiled floor, uPVC double glazed window to the side, door to the bathroom, and breakfast bar leading into the dining area fitted with laminate wood flooring, door to the conservatory, and inglenook feature fireplace with inset Ecosy+ Ottawa 21kw Clean Burn Multi-Fuel Wood Burning Boiler Stove.

Bathroom

White 3 piece suite comprising; wc, pedestal sink and panelled bath with electric shower over. Chrome heated towel rail, tiled walls and floor, obscured uPVC double glazed window to the side.

Conservatory

2.35m x 1.56m (7' 9" x 5' 1") UPVC double glazed windows to the side and rear, tiled floor, uPVC double glazed doors to the dining kitchen and rear garden.



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Metagix 02024

First Floor

Landing

Doors to bedrooms 1 & 2.

Bedroom 1

3.71m x 2.78m (12' 2" x 9' 1") UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2

3.22m x 2.44m (10' 7" x 8' 0") UPVC double glazed window to the front, radiator and door to bedroom 3.

Bedroom 3

4.29m x 2.33m (14' 1" x 7' 8") UPVC double glazed window to the front, radiator and fitted wardrobes.

Outside

The rear garden is enclosed by brick walls and timber fences to the perimeter with gated access to the side and comprises; paved patio, turfed lawn, log store, timber shed and flower bed borders with a range of plants and shrubs.